



Agenda

Planning and Zoning Commission

August 15, 2017

6:30 PM

Council Chambers, City Hall, 200 W. Fifth Street

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- I. CALL MEETING TO ORDER -
- II. INVOCATION - Margaret Reid
- III. ROLL CALL
- IV. APPROVAL OF MINUTES - June 20, 2017 and July 18, 2017
- V. NEW BUSINESS

REZONINGS

- 1. Ordinance requested by Blackwood, Parrott & Roberson, LLC to rezone 1.9940 acres located east of Corey Road and adjacent to Blackwood Ridge Subdivision from RR (Rural Residential – Pitt County’s Jurisdiction) to R9S (Residential-Single-family [Medium Density]).
- 2. Ordinance requested by East Carolina University to rezone 3.5+/- acres located along the northern right-of-way of East 10th Street between Evans Street and Cotanche Street from CDF (Downtown Commercial Fringe) to OR (Office-Residential [High Density Multi-family]).
- 3. Ordinance requested by Glenn Arthur, LLC to rezone 4.054 total acres located along the northern right-of-way of East 14th Street between Charles Boulevard and Cotanche Street from CDF (Downtown Commercial Fringe) and CN (Neighborhood Commercial) to CDF-UC (Downtown Commercial Fringe - Urban Core Overlay).

PRELIMINARY PLATS

- 4. Request by POHL, LLC and POBO, LLC for a preliminary plat entitled, "Firetower Junction, Lots 6 & 7", located south of Bayswater Road and east of Dudley’s Grant Townhomes. The subject property is further identified as a portion of Tax Parcels 74327 and 08092. The

proposed plat consists of 6 lots totaling 35.158 acres.

5. Request by Judson Blount for a preliminary plat entitled, "The Drake", located west of Evans Street and south of Willoughby Park Condominiums. The subject property is further identified as Tax Parcel 01621. The proposed plat consists of 3 lots totaling 12.22 acres.

VI. ADJOURN

DRAFT OF MINUTES PROPOSED FOR ADOPTION BY THE GREENVILLE PLANNING
AND ZONING COMMISSION
June 20, 2017

The Greenville Planning and Zoning Commission met on the above date at 6:30 p.m. in Council Chambers of City Hall.

Mr. Terry King –Chair *
Mr. Doug Schrade – * Ms. Chris Darden – *
Mr. Les Robinson – X Mr. John Collins - *
Ms. Margaret Reid - X Mr. Anthony Herring – *
Ms. Betsy Leech –X Mr. Ken Wilson - *
Mr. Michael Overton - * Mr. William Bell - *
Mr. Hap Maxwell - *

The members present are denoted by an * and the members absent are denoted by an X.

VOTING MEMBERS: Schrade, Darden, Collins, Herring, Overton, Maxwell, Wilson, Bell

PLANNING STAFF: Chantae Gooby, Planner II; Thomas Weitnauer, Chief Planner & Amy Nunez, Staff Support Specialist II

OTHERS PRESENT: Dave Holec, City Attorney; Ben Griffith, Director of Community Development; Rik DiCesare, Traffic Engineer; Cathy Meyer, Civil Engineer & Kelvin Thomas, Communication Technician

Ms. Gooby stated that new member William Bell completed orientation.

NEW BUSINESS
REZONING

ORDINANCE REQUESTED BY HAPPY TRAIL FARMS, LLC AND JACK JONES ALLEN TO REZONE 19.632 ACRES LOCATED ALONG THE SOUTHERN RIGHT-OF-WAY OF REGENCY BOULEVARD AND THE WESTERN RIGHT-OF-WAY OF THE SEABOARD COASTLINE RAILROAD FROM R6A (RESIDENTIAL [MEDIUM DENSITY MULTI-FAMILY]) AND R6S (RESIDENTIAL-SINGLE-FAMILY [MEDIUM DENSITY]) TO O (OFFICE) - APPROVED

Ms. Gooby delineated the property. This property is located in the southern section of the City along Regency Boulevard adjacent to the CSX Railroad and west of Shamrock Subdivision. This is a follow-up to a Future Land Use and Character Map amendment that was adopted by City Council in April 2017. This property is included on the approved preliminary plat for Westhaven South, Section 5, Lots 1 and 2. The property is vacant. There is a single-family subdivision to the north and east and commercial along Memorial Drive. This request could generate a net increase of 531 trips per day. Currently, the property is zoned multi-family and

single-family. The site could yield 55-60 multi-family units and 75-80 single-family lots. The requested zoning is for office. The site could yield 154,000 square feet of office space. The Future Land Use and Character Map recommends office/institutional (OI) along the southern right-of-way of Regency Boulevard and the western right-of-way of the CSX Railroad transitioning to residential, low-medium density (LMDR) to the west and south. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

Chairman King opened the public hearing.

Mr. Mike Baldwin, representative for the applicants, spoke in favor of the request. He stated the rezoning was a follow-up to a Future Land Use and Character Map amendment that was initiated by the applicants. The reason for this rezoning was that the applicants thought it made more sense to have offices along Regency Boulevard that would connect Wal-Mart at South Memorial Drive to the offices at the opposite end of Regency Boulevard. This rezoning could generate 3% increase in traffic, which is minimal.

Mr. Maxwell was concerned about the speed limit and amount of traffic already along Regency Boulevard and then the increase of traffic from this rezoning.

Mr. Baldwin stated that traffic will enter Regency Boulevard at Blazer Drive, but that the sight distance is sufficient to have enough braking time for traffic on Regency Boulevard.

No one spoke in opposition.

Chairman King closed the public hearing and opened for board discussion.

Motion made by Mr. Overton, seconded by Ms. Darden, to recommend approval of the proposed amendment to advise that it is consistent with the Comprehensive Plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

Mr. Overton, requested to be recused from voting on agenda items 2 and 3, due to his father is one of the owners of the properties and he is the listing agent of the properties.

Motion made by Mr. Wilson, seconded by Ms. Darden, to recuse Mr. Overton from voting on agenda items 2 and 3. Motion pass unanimously.

ORDINANCE REQUESTED BY POHL, LLC TO REZONE 1.209 ACRES LOCATED AT THE NORTHEASTERN CORNER OF THE INTERSECTION OF EAST 10TH STREET AND PORT TERMINAL ROAD FROM CN (NEIGHBORHOOD COMMERCIAL) TO CG (GENERAL COMMERCIAL) - APPROVED

Ms. Gooby delineated the property. The rezoning is located in the eastern section of the City specifically at the corner of East 10th Street and Port Terminal Road. It is the former location of Cliff's Seafood. There are four parcels at this intersection that are under common ownership of the applicant. Two of the parcels are requested to be rezoned to the same zoning as the remaining two lots. There are a variety of uses in this area. Since the existing and proposed zoning districts allow the same size of development and similar uses, a traffic report wasn't prepared. There is a community activity center which is intended to contain up to 250,000 square feet of commercial space and serve a 3-mile radius. This rezoning will result in those four parcels having the same zoning, general commercial. The City's Future Land Use and Character Map recommends commercial at the corner of the intersection of East 10th Street and Port Terminal Road. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

Chairman King opened the public hearing.

Mr. Scott Anderson, representative of the applicant, spoke in favor of the request. The goal is to have all of the properties under common ownership of the applicant have the same zoning.

Mr. Michael Overton, listing agent, spoke in favor of the request. His father is one of the owners of the property. All the properties will be re-combined to make one large lot.

No one spoke in opposition.

Chairman King closed the public hearing and opened for board discussion.

Motion made by Mr. Schrade, seconded by Mr. Herring, to recommend approval of the proposed amendment to advise that it is consistent with the Comprehensive Plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

ORDINANCE REQUESTED BY POHL, LLC TO REZONE 5.083 ACRES LOCATED 300+/- FEET SOUTH OF BAYSWATER ROAD AND ADJACENT TO DUDLEY'S GRANT TOWNHOMES FROM CG (GENERAL COMMERCIAL) TO OR (OFFICE-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) - APPROVED

Ms. Gooby delineated the property. It is located in the southern section of the City, south of Fire Tower Road along Bayswater Road and adjacent to Dudley's Grant Townhomes. The property is included on the approved preliminary plat for Fire Tower Junction. There is a variety of uses in this area, such as a charter school, a veterinary clinic and a work-out facility. This request is from commercial to multi-family. In this location, the types of commercial would tend to be low-traffic generators. Compared to the proposed multi-family, the request could generate a net increase of 532 trips per day. There is a neighborhood activity center in this area. In 2016, this area was rezoned to its current zoning pattern. Under the current zoning, the site could accommodate 43,560 square feet of commercial space. Under the proposed zoning, the site could

accommodate 60-70 multi-family units. The Future Land Use and Character Map recommends commercial south of Fire Tower Road between Fork Swamp Canal and Dudley's Grant Townhomes transitioning to office/institutional (OI). The proposed zoning allows office and multi-family uses. In staff's opinion, the request is in general compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

Chairman King opened the public hearing.

Mr. Mike Baldwin, representative of the applicant, spoke in favor of the request. This request could generate a minimal 3% increase in traffic. This rezoning is for a small portion of the property.

Mr. Michael Overton, listing agent, stated that the zoning in this area has been tweaked over the past few years as it has developed. This rezoning is for a small portion of the property.

No one spoke in opposition.

Chairman King closed the public hearing and opened for board discussion.

Motion made by Mr. Wilson, seconded by Mr. Bell, to recommend approval of the proposed amendment to advise that it is consistent with the Comprehensive Plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

Mr. Overton returned to the Commission.

OTHER ITEMS OF BUSINESS

ELECTION OF OFFICERS

Attorney Holec stated there are two officers elected, the Chairman and the Vice-Chairman for a one year term. The rules allow the Chair to serve two consecutive years. The current Chair is eligible for Chair. The procedure is to call for nominations. Any member can make nominations. No second is required. Allow opportunity for as many nominations as possible. Once all nominations are made, the nominations period is closed. Voting will be done in the order nominations were received. Once a member receives the majority vote, then that person is elected and voting ceases.

Mr. Overton nominated Mr. Terry King as Chair. No other nominations made.

Mr. Terry King was unanimously elected Chairman.

Ms. Darden nominated Mr. Doug Schrade. No other nominations made.

Mr. Doug Schrade was unanimously elected Vice-Chairman.

With no further business, Mr. Overton made a motion to adjourn, seconded by Mr. Collins. Motion passed unanimously. Meeting adjourned at 6:55 p.m.

Respectfully Submitted,

Ben Griffith, Secretary to the Commission
Director of Community Development Department

DRAFT MINUTES FOR ADOPTION BY THE GREENVILLE PLANNING AND ZONING COMMISSION

July 18, 2017

The Greenville Planning and Zoning Commission met on the above date at 6:30 p.m. in Council Chambers of City Hall.

Mr. Terry King - Chair - *
Mr. Doug Schrade - X Ms. Chris Darden - *
Mr. Les Robinson - * Mr. William Bell - *
Ms. Margaret Reid - * Mr. John Collins - *
Ms. Betsy Leech - X Mr. Anthony Herring - X
Mr. Michael Overton - * Mr. Ken Wilson - *
Mr. Hap Maxwell - X

The members present are denoted by an “*” and the members absent are denoted by an “X”.

VOTING MEMBERS: Wilson, Overton, Collins, Robinson, Reid, Darden, and Bell

PLANNING STAFF: Chantae Gooby, Planner II; Thomas Weitnauer, Interim Director of the Community Development Department and Betty Moseley, Staff Support

OTHERS PRESENT: Dave Holec, City Attorney; Cathy Meyer, Civil Engineer and Kelvin Thomas, Communication Technician

MINUTES: Motion made by Ms. Darden, seconded by Mr. Robinson, to accept the May 16, 2017 minutes as presented. Motion passed unanimously.

NEW BUSINESS

REZONINGS

ORDINANCE REQUESTED BY LOPRO, LLC TO REZONE 1.566 ACRES LOCATED AT THE NORTHEASTERN CORNER OF THE INTERSECTION OF WEST 3RD STREET AND NEW STREET FROM R6 (RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) AND CDF (DOWNTOWN COMMERCIAL FRINGE) TO CD (DOWNTOWN COMMERCIAL) – APPROVED

NOTE: Mr. Overton and Ms. Darden requested to be recused from voting on this agenda item.

Mr. Overton stated that he is a member of LOPRO, LLC.

Ms. Darden stated that she is a member-manager of Century 21, who is the listing the subject property for sale.

Motion made by Mr. Collins, seconded by Mr. Wilson, to recuse Mr. Overton and Ms. Darden from voting on the agenda item. Motion passed unanimously.

Ms. Gooby delineated the property. It is located in the central section of the City, north of West 3rd Street between Pitt Street and the railroad. Currently, the property is being used as a staging area for the Uptown Gather project. There are a variety of uses in the area. Under the current and proposed zoning, the site could accommodate similar uses and density. Therefore, a traffic report was not prepared. The property is currently split-zoned. This rezoning will result in the entire property being zoned CD. The Future Land Use and Character Map recommends uptown core in the central uptown area transitioning to urban edge to the west. The requested zoning is considered part of the urban edge character. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

Chairman King opened the public hearing.

Mr. Mike Baldwin, representative for the applicant, spoke in favor of the request. He stated there was no increase in traffic. This request gives flexibility in developing the property. There are no immediate plans for development. The request is in harmony with the Future Land Use and Character Map.

Mr. Overton, LOPRO, LLC, spoke in favor of the request.

Ms. Darden, Century 21, spoke in favor of the request.

Mr. Bennie Rountree, owner of the property, spoke in favor of the request.

Mr. Godfrey Bell, broker for Century 21, representing the property owner, spoke in favor. He stated the request is compatible with the surrounding uses and is in close proximity to multi-family development.

No one spoke in opposition.

Chairman King closed the public hearing and opened for board discussion.

Motion made by Mr. Wilson, seconded by Mr. Bell, to recommend approval of the proposed amendment to advise that it is consistent with the Comprehensive Plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

ORDINANCE REQUESTED BY BIG EAST PROPERTIES, LLC TO REZONE 0.5322 ACRES LOCATED AT THE NORTHWESTERN CORNER OF THE INTERSECTION OF EAST 5TH STREET AND SOUTH HOLLY STREET FROM R6 (RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) TO OR (OFFICE-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) - APPROVED

Ms. Gooby delineated the property. It is located in the central section of the City at the corner of East 5th Street and Holly Street. Currently, Sycamore Hills Apartments are on the property. This area is mainly residential and institutional uses. Both the current and proposed zoning, allow multi-family development. Therefore, a traffic report was not prepared. The property is currently zoned R6 and the request is for OR. There is OR zoning adjacent to the subject site. There are several properties in close proximity that were recently rezoned to OR. This is a trend in this area that will likely continue for the properties along 5th Street. The Future Land Use and Character Map recommends university institutional along the frontage of East 5th Street. This character is mainly comprised of the ECU main campus and the surrounding facilities then transitions to university neighborhood to the north. The requested zoning is considered part of the university institutional character. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

Chairman King opened the public hearing.

Mr. Steve Spruill, representative for the applicant, spoke in favor of the request. He stated that the property is the only property in that block that is not zoned OR. The request is in compliance with the Future Land Use and Character Plan Map.

No one spoke in opposition.

Chairman King closed the public hearing and opened for board discussion.

Motion made by Mr. Robinson, seconded by Ms. Darden, to recommend approval of the proposed amendment to advise that it is consistent with the Comprehensive Plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

With no further business, Mr. Robinson made a motion to adjourn, seconded by Mr. Overton. Motion passed unanimously. Meeting adjourned at 6:47 p.m.

Respectfully Submitted,

Thomas Weitnauer, Secretary to the Commission
Interim Director of Community Development Department



City of Greenville, North Carolina

Meeting Date: 8/15/2017
Time: 6:30 PM

Title of Item: Ordinance requested by Blackwood, Parrott & Roberson, LLC to rezone 1.9940 acres located east of Corey Road and adjacent to Blackwood Ridge Subdivision from RR (Rural Residential – Pitt County’s Jurisdiction) to R9S (Residential-Single-family [Medium Density]).

Explanation: **Abstract:** The City has received a request from Blackwood, Parrott & Roberson, LLC to rezone 1.9940 acres located east of Corey Road and adjacent to Blackwood Ridge Subdivision from RR (Rural Residential – Pitt County’s Jurisdiction) to R9S (Residential-Single-family [Medium Density]).

** There is a voluntary annexation request in conjunction with this rezoning.

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on August 1, 2017.

On-site sign(s) posted on August 1, 2017.

City Council public hearing notice (property owner and adjoining property owner letter) mailed - N/A at this time.

Public hearing legal advertisement published - N/A at this time.

Comprehensive Plan:

The Future Land Use and Character Map recommends traditional neighborhood, low-medium density (TNLM) east of Corey Road between Farrington Subdivision and Rosewood/Tulls Cove Subdivisions.

Traditional Neighborhood, Low-Medium Density

Residential area with a mix of housing types on small lots with a single-family neighborhood appearance. Traditional neighborhoods should have a walkable street network of small blocks, a defined center and edges, and connections to surrounding development.

Intent:

- Provide streetscape features such as sidewalks, street trees, and lighting
- Introduce neighborhood-scale commercial centers at key intersections

Primary uses:

Single-family residential
Two-family residential
Attached residential (townhomes)

Secondary uses:

Multi-family residential
Small-scale Institutional/Civic (churches and school)

Thoroughfare/Traffic Report Summary (PWD- Engineering Division):

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 77 trips to and from the site on Corey Road, which is a net increase of 48 additional trips per day.

During the review process, measures to mitigate the traffic will be determined.

History/Background:

This property is currently located in Pitt County's Jurisdiction and zoned RR (Rural Residential). There is a voluntary annexation request associated with this rezoning to incorporate this property into the City of Greenville's Jurisdiction and apply city zoning.

Present Land Use:

Woodland

Water/Sewer:

Water and sanitary sewer are available.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

There are no known environmental conditions/constraints.

Surrounding Land Uses and Zoning:

North: RR - Farmland
South: RR - Farmland

East: RR - Woodland
West: R9S - Blackwood Ridge Subdivision

Density Estimates:

Under the current zoning (RR), the site could accommodate no more two (2) single-family lots.

Under the proposed zoning (R9S), the site could accommodate no more five (5) single-family lots.

The anticipated build-out time is 1-2 years.

Fiscal Note:

No cost to the City.

Recommendation:

In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

"In compliance with the comprehensive plan" should be construed as meaning the requested zoning is (i) either specifically recommended in the text of the Horizons Plan (or addendum to the plan) or is predominantly or completely surrounded by the same or compatible and desirable zoning and (ii) promotes the desired urban form. The requested district is considered desirable and in the public interest, and staff recommends approval of the requested rezoning.

If the Planning and Zoning Commission determines to recommend approval of the request, in order to comply with statutory requirements, it is recommended that the motion be as follows:

"Motion to recommend approval of the proposed rezoning, to advise that it is consistent with the comprehensive plan and other applicable plans, and to adopt the staff report which addresses plan consistency and other matters."

If the Planning and Zoning Commission determines to recommend denial of the request, in order to comply with statutory requirements, it is recommended that the motion be as follows:

"Motion to recommend denial of the proposed rezoning, to advise that, although the proposed amendment is consistent with the comprehensive plan, there is a more appropriate zoning classification, and to adopt the staff report which addresses plan consistency."

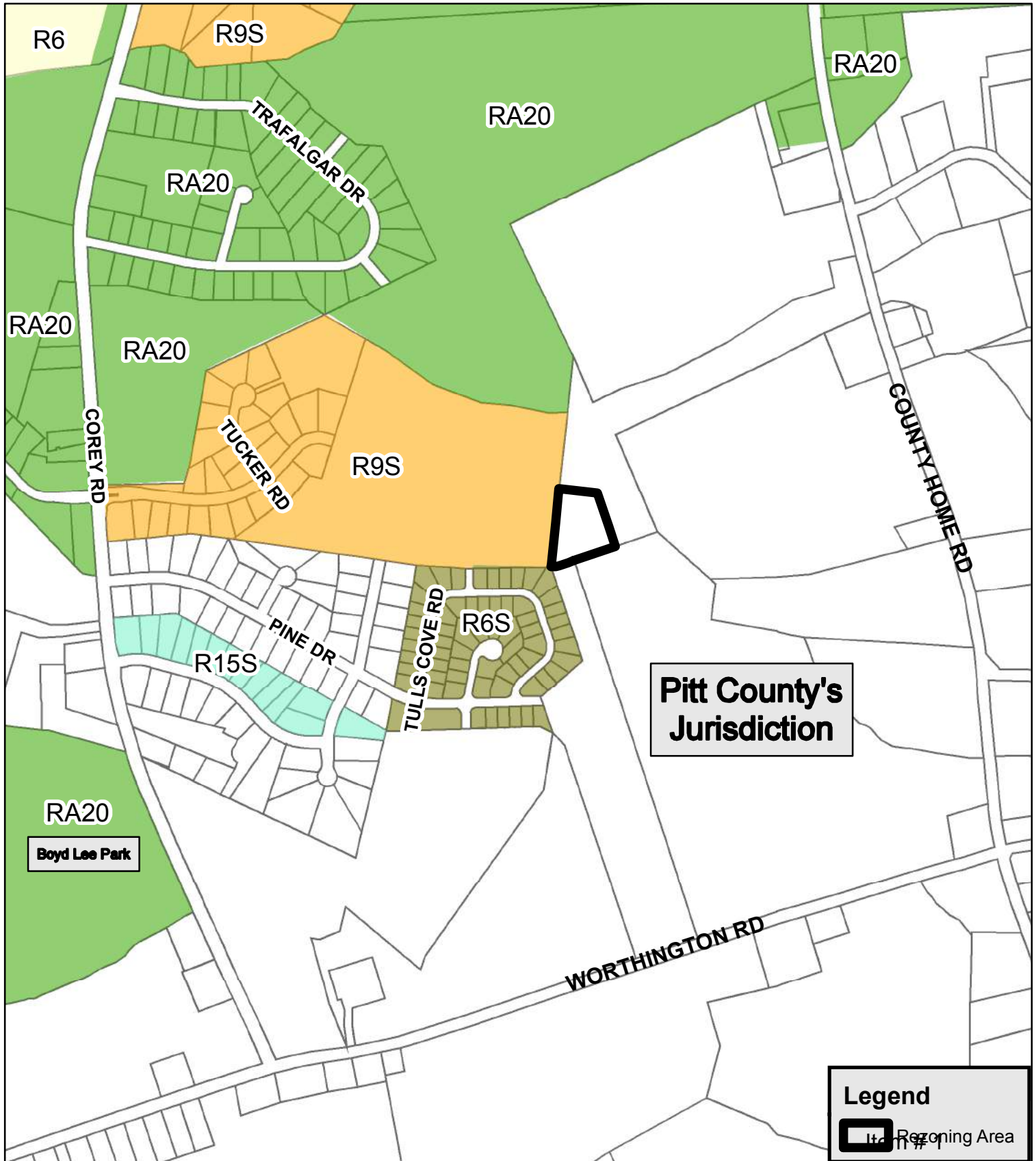
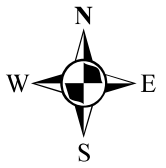
Note: In addition to the other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the existing and proposed zoning districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

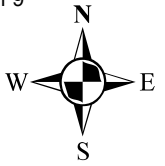
Attachments / click to download

 [Attachments](#)


Blackwood, Parrott and Roberson, LLC
From: RR (Rural Residential - Pitt County's Jurisdiction)
To: R9S (Residential-Single-family [Medium Density])
1.9940 acres
August 1, 2017

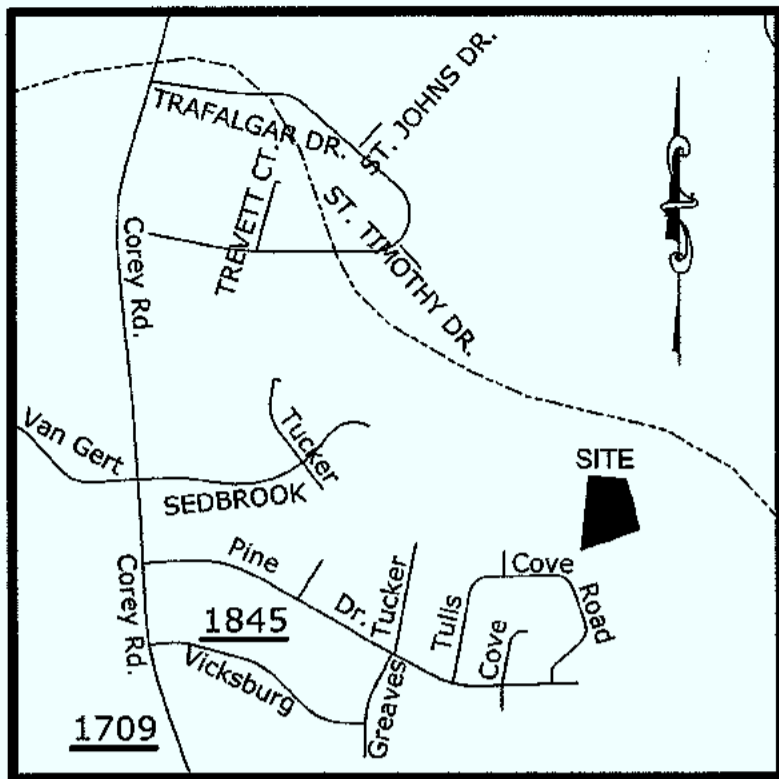


Blackwood, Parrott and Roberson, LLC
From: RR (Rural Residential - Pitt County's Jurisdiction)
To: R9S (Residential-Single-family [Medium Density])
1.9940 acres
August 1, 2017



Legend

 Rezoning Area
Item # 1



VICINITY MAP
1" = 1000'

Attachment number 1
Page 3 of 9

JOHNNY B. WORTHINGTON, JR. ESTATE
ESTATE 1990, PG. 369
RR

BLACKWOOD, PARROTT & ROBERSON, LLC
DB 3380, PG. 280
R9S

1.9940 ACRES
EXISTING ZONING RR (PITT COUNTY)
PROPOSED ZONING R9S (CITY OF GREENVILLE)

JAMES G. FALKNER
DB 3171, PG. 135
RR

JAMES G. FALKNER
DB 3171, PG. 140
RR

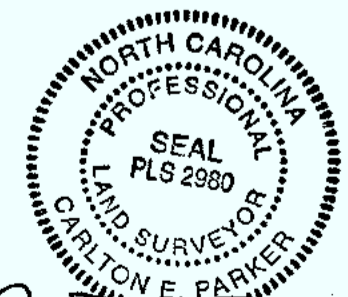
TULL'S COVE
M.B. 71, PG. 11
R6S

SEDBROOK LANE
(40' PUBLIC RW - 24' BC/BC)

TULL'S COVE ROAD
(40' PUBLIC RW - 24' BC/BC)

TULLS COVE SUBDIVISION

LOT NUMBER	OWNER
LOT 15	WILLIAM C. SARGENT, JR.
LOT 16	WILLIAM & ASHLEY RHAME
LOT 17	REGGIE SPAIN HOMES, LLC.
LOT 18	REGGIE SPAIN HOMES, LLC.
LOT 19	BHISHA M. DAS



CARLTON E. PARKER, PLS 2980

REZONING MAP FOR
BLACKWOOD, PARROTT & ROBERSON, LLC

REFERENCE DEED BOOK 3507 PAGE 200
OF THE PITT COUNTY REGISTRY

WINTERVILLE TOWNSHIP PITT COUNTY NORTH CAROLINA

OWNER: BLACKWOOD, PARROTT & ROBERSON, LLC
ADDRESS: 2635A CHARLES BLVD.
GREENVILLE, NC 27858
PHONE: (252) 531-5824

SURVEYED: CEP
DRAWN: WCO
APPROVED: CEP



MALPASS & ASSOCIATES
INC.
NC LICENSE NO. C-1289
1645 EAST ARLINGTON BLVD., SUITE D
GREENVILLE, N.C. 27858
(252) 756-1780

DATE: 06/29/17
SCALE: 1" = 100'
SHEET 1 OF 1

Item # 1

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 17-14

Applicant: Blackwood, Parrott & Roberson, LLC

Property Information

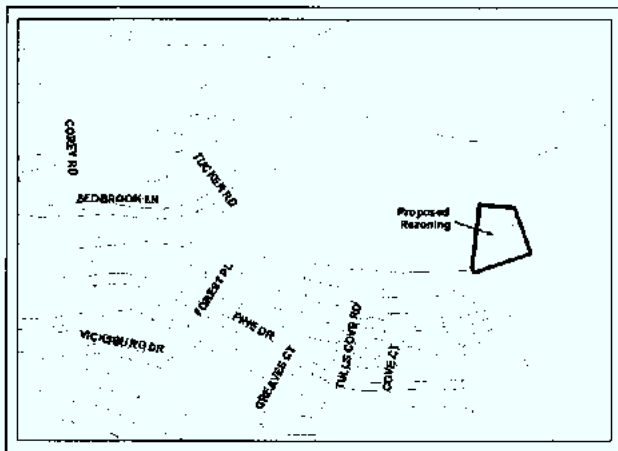
Current Zoning: RR (Rural Residential - Pitt County Jurisdiction)

Proposed Zoning: R9S (Residential-Single-Family [Medium Density])

Current Acreage: 1.9940 acres

Location: Back of Tull's Cove neighborhood

Points of Access: Corey Rd



Transportation Background Information

1.) Corey Rd- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2-lanes paved shoulder	2-lanes wide shoulders
Right of way width (ft)	70	no change
Speed Limit (mph)	50	no change
Current ADT:	4,030 (*)	Ultimate Design ADT: 15,500 vehicles/day (**)
Design ADT:	15,500 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Minor Thoroughfare	

Other Information: There are no sidewalks along Corey Rd that service this property.

Notes: (*) 2014 NCDOT count adjusted for a 2% annual growth rate
(**) Traffic volume based an operating Level of Service D for existing geometric conditions
ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No planned improvements.

Trips generated by proposed use/change

Current Zoning: 29 -vehicle trips/day (*) **Proposed Zoning: 77** -vehicle trips/day (*)

Estimated Net Change: increase of 48 vehicle trips/day (assumes full-build out)

(* - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed zoning.)

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Corey Rd are as follows:

1.) Corey Rd , North of Site (60%):	“No build” ADT of 4,030
Estimated ADT with Proposed Zoning (full build) –	4,076
Estimated ADT with Current Zoning (full build) –	4,047
Net ADT change =	29 (<1% increase)

2.) Corey Rd , South of Site (40%):**"No build" ADT of 4,030**

Estimated ADT with Proposed Zoning (full build) – 4,061

Estimated ADT with Current Zoning (full build) – 4,042**Net ADT change = 19 (<1% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 77 trips to and from the site on Corey Rd, which is a net increase of 48 additional trips per day.

During the review process, measures to mitigate the traffic will be determined.

EXISTING ZONING	
RR (Rural Residential) - County Zoning	
Per zoning permit and by-right subject to standards (selected uses)	
Residential	
	Single-family dwelling – (25,000 sq. ft. lot per each detached unit)
	Duplex dwelling (37,500 sq. ft. lot for 2 attached units)
	Mobile home on individual lot
	Mobile home park (5 or less units per park)
	Nursing home
	Multi-family dwelling (less than 5 units per lot) – (62,500 sq. ft. for 4 attached units)
Agricultural/Mining	
	Farming
Recreational/Entertainment	
	Private campground and RV Park
	Athletic fields
	Swim and tennis club
	Private club or recreational center
Services	
	Church or place of worship
	Civic, social, and fraternal associations
	Emergency shelter
	Day care center
	Retreat or conference center
	Bed and breakfast inn
	Communication towers (60 feet in height or less)
PROPOSED ZONING	
R9S (RESIDENTIAL-SINGLE-FAMILY) - PERMITTED USES	
(1) General	
	a. Accessory use or building
	c. On-premise signs per Article N
(2) Residential	
	a. Single-family dwelling
	f. Residential cluster development per Article M
	k. Family care homes (see also 9-4-103)
	q. Room renting
(3) Home Occupations - None	
(4) Governmental	
	b. City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
	a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	l. Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
	f. Public park or recreational facility
	g. Private noncommercial park or recreational facility

(7) Office/Financial/Medical - None	
(8) Services	
	o. Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
	c. Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
R9S (RESIDENTIAL-SINGLE-FAMILY) - SPECIAL USES	
(1) General - None	
(2) Residential - None	
(3) Home Occupations	
	a. Home occupation; not otherwise listed
(4) Governmental	
	a. Public utility building or use
(5) Agricultural/Mining	
	l. Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
	a. Golf course; 18-hole regulation length (see also section 9-4-103)
	a(1). Golf course; 9-hole regulation length (see also section 9-4-103)
	c(1). Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None	
(8) Services	
	d. Cemetery
	g. School; junior and senior high (see also section 9-4-103)
	h. School; elementary (see also section 9-4-103)
	i. School; nursery and kindergarten (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	

04/30/07

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

Bufferyard Requirements: Match proposed land use with adjacent permitted land use or adjacent vacant zone/nonconforming use to determine applicable bufferyard.

PROPOSED LAND USE CLASS (#)	ADJACENT PERMITTED LAND USE CLASS (#)					ADJACENT VACANT ZONE OR NONCONFORMING USE		PUBLIC/PRIVATE STREETS OR R.R.
	Single-Family Residential (1)	Multi-Family Residential (2)	Office/Institutional, light Commercial, Service (3)	Heavy Commercial, Light Industry (4)	Heavy Industrial (5)	Residential (1) - (2)	Non-Residential (3) - (5)	
Multi-Family Development (2)	C	B	B	B	B	C	B	A
Office/Institutional, Light Commercial, Service (3)	D	D	B	B	B	D	B	A
Heavy Commercial, Light Industry (4)	E	E	B	B	B	E	B	A
Heavy Industrial (5)	F	F	B	B	B	F	B	A

Bufferyard A (street yard)		
Lot Size	Width	For every 100 linear feet
Less than 25,000 sq.ft.	4'	2 large street trees
25,000 to 175,000 sq.ft.	6'	2 large street trees
Over 175,000 sq.ft.	10'	2 large street trees

Street trees may count toward the minimum acreage.

Bufferyard B (no screen required)	
Lot Size	Width
Less than 25,000 sq.ft.	4'
25,000 to 175,000 sq.ft.	6'
Over 175,000 sq.ft.	10'

Bufferyard C (screen required)	
Width	For every 100 linear feet
10'	3 large evergreen trees 4 small evergreens 16 evergreen shrubs

Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.

Bufferyard D (screen required)	
Width	For every 100 linear feet
20'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard E (screen required)	
Width	For every 100 linear feet
30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard F (screen required)	
Width	For every 100 linear feet
50'	8 large evergreen trees 10 small evergreens 36 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Parking Area: Thirty (30) inch high screen required for all parking areas located within fifty (50) feet of a street right-of-way.

RESIDENTIAL DENSITY CHART			
Density Level	Future Land Use and Character Type	Applicable Zoning District(s)	Units per Acre***
High	Uptown Edge (UE)	CDF	17 units per acre
	Mixed Use, High Intensity (MUHI)	OR	17 units per acre
		R6	17 units per acre
	Residential, High Density (HDR)	R6	17 units per acre
		R6MH	17 units per acre
Medical-Transition (MT)	MR	17 units per acre	
High to Medium	Mixed Use (MU)	OR	17 units per acre
		R6	17 units per acre
		R6A	9 units per acre
	Uptown Neighborhood (UN)	R6S	7 units per acre
	Traditional Neighborhood, Medium-High Density (TNMH)	R6	17 units per acre
		R6A	9 units per acre
		R6S	7 units per acre
Medium to Low	Traditional Neighborhood, Low-Medium Density (TNLM)	R9	6 units per acre
		R9S	5 units per acre
		R15S	3 units per acre
	Residential, Low-Medium Density (LMHR)	R9S	5 units per acre
		R15S	3 units per acre
		RA20	4 units per acre
		MRS	4 units per acre

*** Maximim allowable density in the respective zoning district.



City of Greenville, North Carolina

Meeting Date: 8/15/2017
Time: 6:30 PM

Title of Item: Ordinance requested by East Carolina University to rezone 3.5+/- acres located along the northern right-of-way of East 10th Street between Evans Street and Cotanche Street from CDF (Downtown Commercial Fringe) to OR (Office-Residential [High Density Multi-family]).

Explanation: **Abstract:** The City has received a request from East Carolina University to rezone 3.5+/- acres located along the northern right-of-way of East 10th Street between Evans Street and Cotanche Street from CDF (Downtown Commercial Fringe) to OR (Office-Residential [High Density Multi-family]).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on August 1, 2017.

On-site sign(s) posted on August 1, 2017.

City Council public hearing notice (property owner and adjoining property owner letter) mailed - N/A at this time.

Public hearing legal advertisement published - N/A at this time.

Comprehensive Plan:

The Future Land Use and Character Map recommends university institutional (UI) in the area bounded by East 10th Street, Evans Street, East 9th Street and Cotanche Street.

University Institutional:

Mainly comprised of East Carolina University's (ECU) Main Campus and surrounding facilities. The core of the campus area tends to cluster buildings in a walkable pattern. At the edges of the campus are related facilities and parking areas.

Intent:

- Encourage better physical links between Uptown and ECU
- Support Campus development as described in A Campus Within Context, A Comprehensive Plan Master Plan for East Carolina University (2012) and in potential master plan updates by coordinating infrastructure improvements and leveraging investments to revitalize adjacent areas

Primary Uses:
Institutional/Civic

Secondary uses:
Office
Multi-family residential

Thoroughfare/Traffic Report Summary (PWD- Engineering Division):

Based on the possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 900 trips to and from the site on Evans Street, which is a net increase of 420 additional trips per day.

Based on the possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 900 trips to and from the site on Cotanche Street, which is a net increase of 420 additional trips per day.

A Traffic Impact Analysis has been submitted for this project with recommendations for mitigation. The report is currently being reviewed. Combined City of Greenville and NCDOT comments (to that report) will define any mitigation to adjacent streets that may be required.

History/Background:

In 1969, the subject property was zoned to its current zoning.

Present Land Use:

Currently, the site contains two (2) parking lots associated with ECU, four (4) single-family residences and one (1) duplex building.

Water/Sewer:

Water and sanitary sewer are available.

Historic Sites:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

There are no known environmental conditions/constraints.

Surrounding Land Uses and Zoning:

North: CD - The Clemons Law Firm, two (2) ECU parking lots, two (2) single-family residences and one (1) duplex building
South: CDF - Sheetz Convenience Store and Starbucks Center
East: OR - East Carolina University Main Campus; CDF - McDonald's
West: OR - McCarthy Family Chiropractic; CDF - A&B Auto Service

Anticipated Density:

Currently, the site contains two (2) parking lots associated with ECU, four (4) single-family residences and one (1) duplex building.

Under the proposed zoning, the site is anticipated to be used for classroom space and a 500-space parking deck.

The anticipated build-out time is within 1-2 years.

Fiscal Note:

No cost to the City.

Recommendation:

In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

"In compliance" with the comprehensive plan" should be construed as meaning the requested zoning is (i) either specifically recommended in the text of the Horizons Plan (or addendum to the plan) or is predominantly or completely surrounded by the same or compatible and desirable zoning and (ii) promotes the desired urban form. The requested district is considered desirable and in the public interest, and staff recommends approval of the requested rezoning.

If the Planning and Zoning Commission determines to recommend approval of the request, in order to comply with statutory requirements, it is recommended that the motion be as follows:

"Motion to recommend approval of the proposed rezoning, to advise that it is consistent with the comprehensive plan and other applicable plans, and to adopt the staff report which addresses plan consistency and other matters."

If the Planning and Zoning Commission determines to recommend denial of the request, in order to comply with statutory requirements, it is recommended that the motion be as follows:

"Motion to recommend denial of the proposed rezoning, to advise that, although the proposed amendment is consistent with the comprehensive plan, there is a more appropriate zoning classification, and to adopt the staff report which addresses plan consistency."

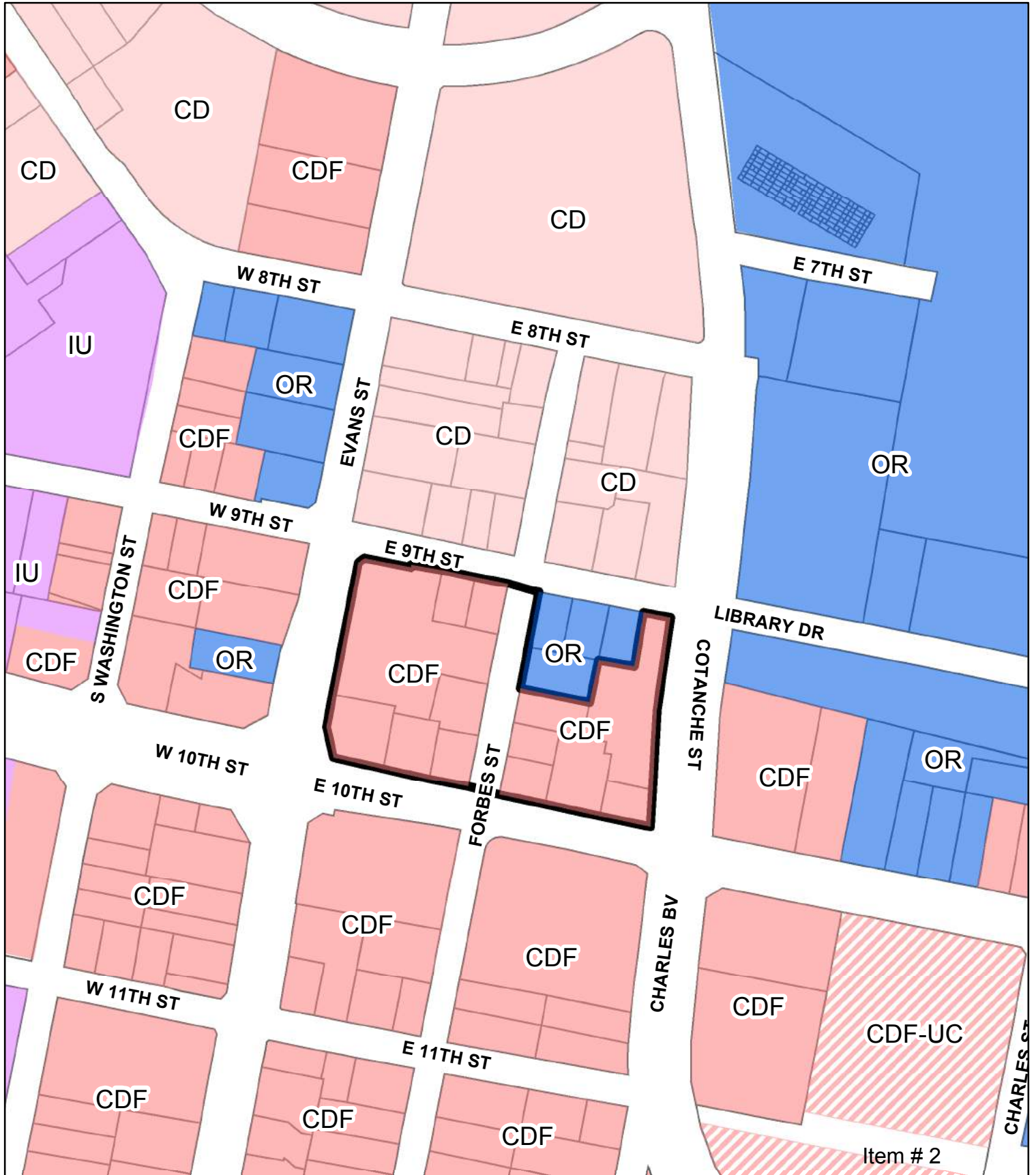
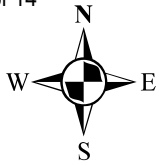
Note: In addition to the other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the existing and proposed zoning districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

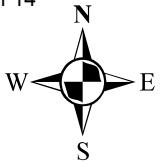
Attachments / click to download

 [Attachments](#)

East Carolina University (17-13)
CDF to OR
3.5+/- acres
August 1, 2017



East Carolina University
CDF to OR
3.5 acres
August 1, 2017



PRELIMINARY
NOT FOR RECORDATION
CONVEYANCE OR SALES

EDWIN GRAY
DB 220 PG 529
ZONED OR

FAYE ADAMS
ESTATE FILE 2017E/175
ZONED CDF

FAYE ADAMS
ESTATE FILE 2017E/175
ZONED CDF

ROBERT McCARTHY
DB 2487 PG 377
ZONED OR

TAFT-WARD HOLDINGS, LLC
DB 3463 PG 575
ZONED CDF

WARD HOLDINGS, LLC
DB 3078 PG 400
MB 11 PG 25
ZONED CDF

SHIV & RAJ, LLC
DB 1225 PG 826
ZONED CD

INDY I, LLC
NO REFERENCE
ZONED CD

INDY I, LLC
NO REFERENCE
ZONED CD

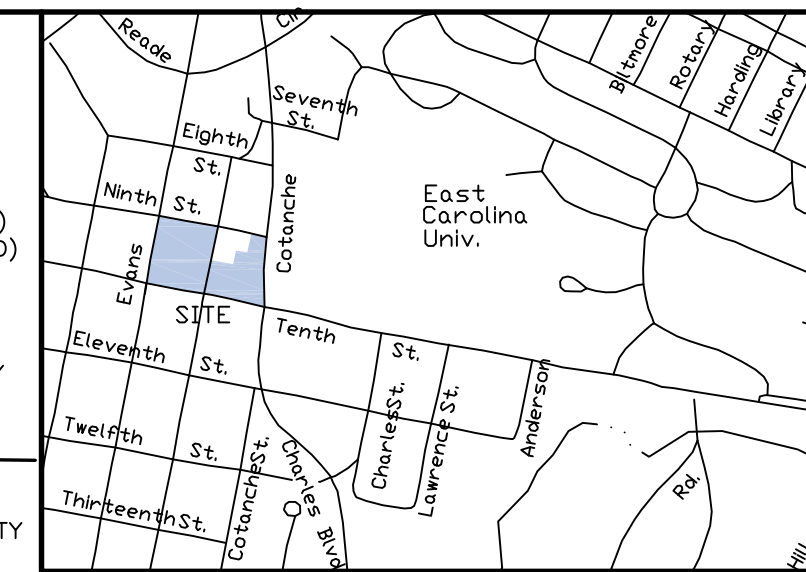
STATE OF
NORTH CAROLINA
DB 1747 PG 776
ZONED CD

SHIRLEY D. REYNOLDS
ESTATE FILE 2005E/121
ZONED CD

STATE OF
NORTH CAROLINA
DB 752 PG 8
MB 3 PG 101
ZONED CD

SAAD RENTALS, LLC
DB 2700 PG 7
MB 3 PG 101
ZONED CD

N.C.G.S.M. "MESSICK"
N = 679,941.12 FT. (NAD 83-2011 GRID)
E = 2,486,546.65 FT. (NAD 83-2011 GRID)
NAVD 1988 ELEV. = 48.0±



- NOTES:
- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
 - 2) THIS PROPERTY IS SUBJECT TO THE TAR/PAMLICO RIVER RIPARIAN BUFFER RULES.
 - 3) THE SURVEYOR MADE NO ATTEMPT TO LOCATE OR DELINEATE ANY WETLANDS LOCATED ON THE SUBJECT PROPERTY.
 - 4) THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA AS TAKEN FROM N.F.I.P. RATE MAP DATED JANUARY 2, 2004 COMMUNITY PANEL 3720467700J.
 - 5) FOR BUILDING SETBACK RESTRICTIONS REFER TO THE CITY OF GREENVILLE ZONING REQUIREMENTS.
 - 6) THIS MAP IS A GRAPHICAL REPRESENTATION OF THE EXISTING AND PROPOSED ZONING FOR THE SUBJECT PROPERTY AND DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY IMPROVEMENTS AND EASEMENTS THAT BENEFIT AND BURDEN THE PROPERTY ARE NOT SHOWN.
 - 7) PROPERTY BOUNDARY LINES SHOWN ARE TAKEN FROM FIELD EVIDENCE, RECORD INFORMATION AND AN UNRECORDED MAP PREPARED BY BALDWIN DESIGN CONSULTANTS, PA FOR THE STATE OF NORTH CAROLINA (EAST CAROLINA UNIVERSITY) DATED JANUARY 25, 2017.

LINE	LENGTH	BEARING
L1	50.00	S79°22'03"E
L2	39.97	N79°15'00"W
L3	42.10	N79°15'00"W
L6	2.02	N10°57'13"E
L7	50.00	N79°02'47"W
L8	11.94	N52°59'18"E
L9	4.81	N10°59'41"E

Attachment number
Page 3 of 4

EXISTING ZONING: CDF
PROPOSED ZONING: OR
AREA TO BE REZONED: 3.5 AC. ±

EVANS STREET
PUBLIC RIGHT-OF-WAY VARIES

FORBES STREET
50' PUBLIC
RIGHT-OF-WAY

COTANCHE STREET
PUBLIC RIGHT-OF-WAY VARIES

E. 10TH STREET
PUBLIC RIGHT-OF-WAY VARIES

BRODY PROPERTIES, LLC
DB 950 PG 259
MB 66 PG 110
ZONED CDF

TENTH STREET PROPERTIES, LLC
DB 2047 PG 787
MB 66 PG 92
ZONED CDF

A.J. TILLEY, III
DB 1257 PG 241
MB 27 PG 124
ZONED CDF

LEGEND

- EIP = EXISTING IRON PIPE
- EIS = EXISTING IRON STAKE
- R/WD = RIGHT-OF-WAY DISK
- = NO POINT SET
- = NOT TO SCALE

SOURCE OF TITLE

DEED BOOK	PAGE	MAP BOOK	PAGE
1872	47	2	244
1894	399	41	118
1925	343		
2018	645		
2706	492		
2754	569		
2754	573		
2996	384		
3327	209		
3449	437		
3486	825		
3486	828		
3486	831		
3486	834		
3513	234		
3576	552		

REZONING PLAT
FOR
EAST CAROLINA UNIVERSITY

CITY OF GREENVILLE DATE
PITT COUNTY NORTH CAROLINA

OWNER : EAST CAROLINA UNIVERSITY
ADDRESS : 1001 EAST 4TH STREET GREENVILLE, NC 27858
PHONE : 523-1737

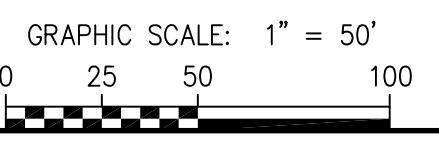
SOURCE OF TITLE
THIS IS TO CERTIFY THAT THE LAST INSTRUMENT (S) IN THE CHAIN OF TITLE (S) OF THIS PROPERTY AS RECORDED IN THE PITT COUNTY REGISTRY AT GREENVILLE, NORTH CAROLINA IS: (SEE LIST)

SURVEYED : GDF	PROJECT # : 20170129
DRAWN BY : WBH	DATE : DATE
CHECKED : WBH	SCALE : 1" = 50'

THE EAST GROUP
324 S. EVANS ST. GREENVILLE, NC 27834
(252) 758-3746
CORPORATE LICENSE NO. C0206

4325 LAKE BOONE TRAIL SUITE 311 RALEIGH, NC 27607
(919) 784-9330

Engineering • Architecture • Surveying • Technology



- I, WILLIAM B. HILLIARD, PROFESSIONAL LAND SURVEYOR NO. L-4509, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED BY OR :
- A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
 - B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
 - C. ANY OF THE FOLLOWING:
 1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
 2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR
 3. THAT THE SURVEY IS A CONTROL SURVEY.
 - D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
 - E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

STATE OF NORTH CAROLINA PITT COUNTY
I, WILLIAM B. HILLIARD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; (DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THE GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS WERE PERFORMED TO GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE CLASS A ACCURACY CLASSIFICATION (95% CONFIDENCE) AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:
POSITION ACCURACY: < 0.10'
TYPE OF FIELD PROCEDURE: RTK
DATE(S) OF SURVEY: 01/10/17
DATUM/EPOCH: NAD 83 (2011)
PUBLISHED/FIELD CONTROL MONUMENTS USED: MESSICK & PLANT
GEOID MODEL: GEOID99
COMBINED GRID FACTOR: 0.99988921
UNITS: U.S. SURVEY FEET

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS DATE DAY OF MONTH, 2015.

PRELIMINARY
NOT FOR RECORDATION
CONVEYANCE OR SALES

I, _____, REVIEW OFFICER OF _____ COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
REVIEW OFFICER
DATE

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 17-13

Applicant: East Carolina University

Property Information

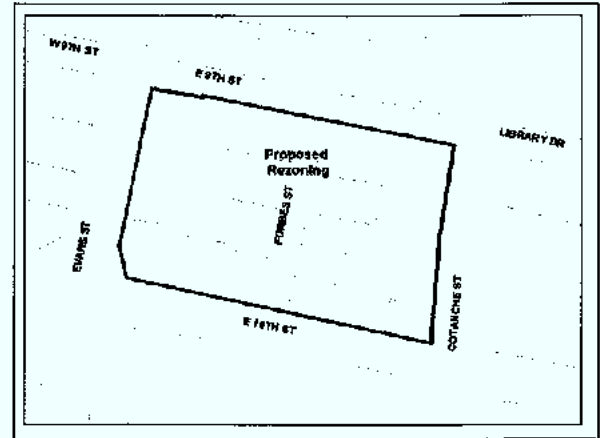
Current Zoning: CDF (Downtown Commercial Fringe)

Proposed Zoning: OR (Office-Residential [High Density Multi-Family])

Current Acreage: 3.5 acres

Location: Northeast corner of 10th Street & Evans Street

Points of Access: Evans Street, Cotanche Street



Location Map

Transportation Background Information

1.) Evans St- City maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4-lanes with curb & gutter	4-lanes, wide outside lanes, sidewalk
Right of way width (ft)	70	No change
Speed Limit (mph)	35	35
Current ADT:	11,675 (*)	UltimateDesign ADT: 22,200 vehicles/day (**)
Design ADT:	22,200	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information: There are sidewalks along Evans Street that service this property.		

Notes: (*) 2014 NCDOT count adjusted for a 2% annual growth rate
 (**) Traffic volume based an operating Level of Service D for existing geometric conditions
 ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No Planned Improvements.

2.) Cotanche St- City maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	3-lanes with curb & gutter	4-lanes, wide outside lanes, sidewalk
Right of way width (ft)	55	70
Speed Limit (mph)	35	35
Current ADT:	14,860 (*)	Ultimate Design ADT: 22,200 vehicles/day (**)
Design ADT:	11,500	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information: There are sidewalks along Cotanche Street that service this property.		

Notes: (*) 2014 NCDOT count adjusted for a 2% annual growth rate
 (**) Traffic volume based an operating Level of Service D for existing geometric conditions
 ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No Planned Improvements.

Trips generated by proposed use/change

Current Zoning: 960 -vehicle trips/day (*)

Proposed Zoning: 1,800 -vehicle trips/day (*)

Estimated Net Change: increase of 840 vehicle trips/day (assumes full-build out)

(*) - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed zoning.)

Impact on Existing Roads**The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Evans St and Cotanche St are as follows:**

- 1.) Evans St, North of Site (25%): "No build" ADT of 11,675
- | | |
|---|--------------------------|
| Estimated ADT with Proposed Zoning (full build) - | 12,125 |
| Estimated ADT with Current Zoning (full build) - | 11,915 |
| Net ADT change = | 210 (2% increase) |
- 2.) Evans St, South of Site (25%): "No build" ADT of 11,675
- | | |
|---|--------------------------|
| Estimated ADT with Proposed Zoning (full build) - | 12,125 |
| Estimated ADT with Current Zoning (full build) - | 11,915 |
| Net ADT change = | 210 (2% increase) |
- 3.) Cotanche St, North of Site (25%): "No build" ADT of 14,860
- | | |
|---|--------------------------|
| Estimated ADT with Proposed Zoning (full build) - | 15,310 |
| Estimated ADT with Current Zoning (full build) - | 15,100 |
| Net ADT change = | 210 (1% increase) |
- 4.) Cotanche St, South of Site (25%): "No build" ADT of 14,860
- | | |
|---|--------------------------|
| Estimated ADT with Proposed Zoning (full build) - | 15,310 |
| Estimated ADT with Current Zoning (full build) - | 15,100 |
| Net ADT change = | 210 (1% increase) |

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 900 trips to and from the site on Evans St, which is a net increase of 420 additional trips per day.

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 900 trips to and from the site on Cotanche St, which is a net increase of 420 additional trips per day.

A Traffic Impact Analysis has been submitted for this project with recommendations for mitigation. The report is currently being reviewed. Combined City of Greenville and NCDOT comments (to that report) will define any mitigation to adjacent streets that may be required.

EXISTING ZONING	
CDF (DOWNTOWN COMMERCIAL FRINGE) - PERMITTED USES	
(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
e.	Temporary uses; of listed district uses
f.	Retail sales; incidental
g.	Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential	
a.	Single-family dwelling
b.	Two-family attached dwelling (duplex)
c.	Multi-family development per Article I
k.	Family care homes (see also 9-4-103)
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
d.	Federal government building or use
g.	Liquor store, state ABC
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial park or recreational facility
n.	Theater; movie or drama, indoor only
(7) Office/Financial/Medical	
a.	Office; professional and business, not otherwise listed
c.	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
d.	Bank, savings and loans or other savings or investment institutions
e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
(8) Services	
c.	Funeral home
e.	Barber or beauty salon
f.	Manicure, pedicure or facial salon
g.	School; junior and senior high (see also section 9-4-103)
h.	School; elementary (see also section 9-4-103)
i.	School; nursery and kindergarten (see also section 9-4-103)
k.	Business or trade school
n.	Auditorium

o.	Church or place of worship (see also section 9-4-103)
p.	Library
q.	Museum
r.	Art gallery
s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
u.	Art studio including art and supply sales
v.	Photography studio including photo and supply sales
w.	Recording studio
z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books
aa.	Catering service including food preparation (see also restaurant; conventional
kk.	Launderette; household users
ll.	Dry cleaners; household users
mm.	Commercial laundries; linen supply
oo.	Clothes alteration or shoe repair shop
pp.	Automobile wash
(9) Repair	
d.	Upholsterer; furniture
f.	Appliance; household and office equipment repair
g.	Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade	
a.	Miscellaneous retail sales; non-durable goods, not otherwise listed
d.	Pharmacy
e.	Convenience store (see also gasoline sales)
f.	Office and school supply, equipment sales
g.	Fish market; excluding processing or packing
h.	Restaurant; conventional
i.	Restaurant; fast food
l.	Electronic; stereo, radio, computer, TV, etc... sales and accessory repair
m.	Appliance; household use, sales and accessory repair, excluding outside storage
n.	Appliance; commercial use, sales and accessory repair, excluding outside storage
p.	Furniture and home furnishing sales not otherwise listed
q.	Floor covering, carpet and wall covering sales
r.	Antique sales, excluding vehicles
s.	Book or card store, news stand
v.	Video or music store; records, tape, CD and the like sales
w.	Florist
x.	Sporting goods sales and rental shop
y.	Auto part sales (see also major and minor repair)
ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
c.	Rental of clothes and accessories; formal wear, and the like

	d. Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
	f. Automobiles, truck, recreational vehicle, motorcycles and boats sales and services (see also major and minor repair)
(12) Construction	
	a. Licensed contractor; general electrical, plumbing, mechanical, etc... excluding outside storage
	c. Construction office; temporary, including modular office (see also section 9-4-103)
	e. Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outdoor sales
	f. Hardware store
(13) Transportation	
	b. Bus station; passenger and related freight
	c. Taxi or limousine service
	e. Parcel delivery service
	f. Ambulance service
(14) Manufacturing/Warehousing	
	c. Bakery; production, storage, and shipment facilities
(15) Other Activities (not otherwise listed - all categories) - None	
CDF (DOWNTOWN COMMERCIAL FRINGE) - SPECIAL USES	
(1) General - None	
(2) Residential	
	d. Land use intensity multi-family (LUI) development rating 50 per Article K
	e. Land use intensity multi-family (LUI) development rating 67 per Article K
	i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
	m. Shelter for homeless or abused (see also section 9-4-103)
	n. Retirement center or home
	o(1). Nursing, convalescent or maternity home; minor care facility
	o. Nursing, convalescent or maternity home; major care facility
	r. Fraternity or sorority house
(3) Home Occupations	
	a. Home occupation; not otherwise listed
	b. Home occupation; barber and beauty shop
	c. Home occupation; manicure, pedicure or facial salon
(4) Governmental	
	a. Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
	d. Game center
	i. Commercial recreation; indoor and outdoor, not otherwise listed
	l. Billiard parlor or pool hall
	m. Public or private club
	m(1). Dining and entertainment establishment (see also section 9-4-103)

s.	Athletic club; indoor only
(7) Office/Financial/Medical - None	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
l.	Convention center; private
x.	Dance studio
bb.	Civic organizations
cc.	Trade or business organization
ff(1).	Mental health, emotional or physical rehabilitation day program facility
hh.	Exercise and weight loss studio; indoor only
(9) Repair	
a.	Major repair; as an accessory or principal use
b.	Minor repair; as an accessory or principal use
(10) Retail Trade	
b.	Gasoline or automotive fuel sales; accessory or principal use, retail
c.	Wine shop; including on-premise consumption (see also section 9-4-103)
g.	Fish market; excluding processing or packing
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
t.	Hobby or craft shop
u.	Pet shop (see also animal boarding; outside facility)
ff.	Tobacco shop (Class 1) (see also section 9-4-103)
hh.	Hookah café (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
d.	Building supply; lumber and materials sales, plumbing and/or electrical supply including outdoor sales
(13) Transportation	
h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing	
g.	Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
(15) Other Activities (not otherwise listed - all categories)	
a.	Other activities; personal services not otherwise listed
b.	Other activities; professional services not otherwise listed
c.	Other activities; commercial services not otherwise listed
d.	Other activities; retail sales not otherwise listed
PROPOSED ZONING	
OR (OFFICE-RESIDENTIAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
f.	Retail sales; incidental

(2) Residential	
	b. Two-family attached dwelling (duplex)
	c. Multi-family development per Article I
	k. Family care homes (see also 9-4-103)
	n. Retirement center or home
	o. Nursing, convalescent or maternity home; major care facility
	p. Boarding or rooming house
	q. Room renting
(3) Home Occupations - None	
(4) Governmental	
	b. City of Greenville municipal government building or use (see also section 9-4-103)
	c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
	d. Federal government building or use
(5) Agricultural/Mining	
	a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
(6) Recreational/Entertainment	
	f. Public park or recreational facility
	g. Private noncommercial recreation; indoor only, not otherwise listed
(7) Office/Financial/Medical	
	a. Office; professional and business, not otherwise listed
	b. Operation/processing center
	c. Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
	d. Bank, savings and loans or other savings or investment institutions
	e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
(8) Services	
	c. Funeral home
	e. Barber or beauty salon
	f. Manicure, pedicure or facial salon
	g. School; junior and senior high (see also section 9-4-103)
	h. School; elementary (see also section 9-4-103)
	i. School; nursery and kindergarten (see also section 9-4-103)
	j. College and other institutions of higher learning
	k. Business or trade school
	n. Auditorium
	o. Church or place of worship (see also section 9-4-103)
	p. Library
	q. Museum
	r. Art gallery
	u. Art studio including art and supply sales
	v. Photography studio including photo and supply sales
	w. Recording studio
	x. Dance studio

y(2)	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers not exceeding 120 feet in height or cellular telephone and wireless communication towers not exceeding 120 feet in height (see also section 9-4-103)
bb.	Civic organizations
cc.	Trade or business organizations
(9) Repair - None	
(10) Retail Trade	
s.	Book or card store, news stand
w.	Florist
ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
a.	Licensed contractor; general electrical, plumbing, mechanical, etc... excluding outside storage
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
OR (OFFICE-RESIDENTIAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
d.	Land use intensity multi-family (LUI) development rating 50 per Article K
e.	Land use intensity multi-family (LUI) development rating 67 per Article K
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
m.	Shelter for homeless or abused (see also section 9-4-103)
o(1).	Nursing, convalescent or maternity home; minor care facility
r.	Fraternity or sorority house
(3) Home Occupations - None	
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
c(1).	Tennis club; indoor and outdoor facilities
h.	Commercial recreation; indoor only, not otherwise listed
m(1).	Dining and entertainment establishment (see also section 9-4-103)
(7) Office/Financial/Medical	
f.	Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
l.	Convention center; private

s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
ff.	Mental health, emotional or physical rehabilitation day program facility
ff(1).	Mental health, emotional or physical rehabilitation day program facility
(9) Repair- None	
(10) Retail Trade - None	
h.	Restaurant; conventional
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation	
h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories)	
a.	Other activities; personal services not otherwise listed
b.	Other activities; professional services not otherwise listed

04/30/07

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

Bufferyard Requirements: Match proposed land use with adjacent permitted land use or adjacent vacant zone/nonconforming use to determine applicable bufferyard.

PROPOSED LAND USE CLASS (#)	ADJACENT PERMITTED LAND USE CLASS (#)					ADJACENT VACANT ZONE OR NONCONFORMING USE		PUBLIC/PRIVATE STREETS OR R.R.
	Single-Family Residential (1)	Multi-Family Residential (2)	Office/Institutional, light Commercial, Service (3)	Heavy Commercial, Light Industry (4)	Heavy Industrial (5)	Residential (1) - (2)	Non-Residential (3) - (5)	
Multi-Family Development (2)	C	B	B	B	B	C	B	A
Office/Institutional, Light Commercial, Service (3)	D	D	B	B	B	D	B	A
Heavy Commercial, Light Industry (4)	E	E	B	B	B	E	B	A
Heavy Industrial (5)	F	F	B	B	B	F	B	A

Bufferyard A (street yard)		
Lot Size	Width	For every 100 linear feet
Less than 25,000 sq.ft.	4'	2 large street trees
25,000 to 175,000 sq.ft.	6'	2 large street trees
Over 175,000 sq.ft.	10'	2 large street trees

Street trees may count toward the minimum acreage.

Bufferyard B (no screen required)	
Lot Size	Width
Less than 25,000 sq.ft.	4'
25,000 to 175,000 sq.ft.	6'
Over 175,000 sq.ft.	10'

Bufferyard C (screen required)	
Width	For every 100 linear feet
10'	3 large evergreen trees 4 small evergreens 16 evergreen shrubs

Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.

Bufferyard D (screen required)	
Width	For every 100 linear feet
20'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard E (screen required)	
Width	For every 100 linear feet
30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard F (screen required)	
Width	For every 100 linear feet
50'	8 large evergreen trees 10 small evergreens 36 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Parking Area: Thirty (30) inch high screen required for all parking areas located within fifty (50) feet of a street right-of-way.

RESIDENTIAL DENSITY CHART			
Density Level	Future Land Use and Character Type	Applicable Zoning District(s)	Units per Acre***
High	Uptown Edge (UE)	CDF	17 units per acre
	Mixed Use, High Intensity (MUHI)	OR	17 units per acre
		R6	17 units per acre
	Residential, High Density (HDR)	R6	17 units per acre
		R6MH	17 units per acre
Medical-Transition (MT)	MR	17 units per acre	
High to Medium	Mixed Use (MU)	OR	17 units per acre
		R6	17 units per acre
		R6A	9 units per acre
	Uptown Neighborhood (UN)	R6S	7 units per acre
	Traditional Neighborhood, Medium-High Density (TNMH)	R6	17 units per acre
		R6A	9 units per acre
		R6S	7 units per acre
Medium to Low	Traditional Neighborhood, Low-Medium Density (TNLM)	R9	6 units per acre
		R9S	5 units per acre
		R15S	3 units per acre
	Residential, Low-Medium Density (LMHR)	R9S	5 units per acre
		R15S	3 units per acre
		RA20	4 units per acre
		MRS	4 units per acre

*** Maximim allowable density in the respective zoning district.



City of Greenville, North Carolina

Meeting Date: 8/15/2017
Time: 6:30 PM

Title of Item: Ordinance requested by Glenn Arthur, LLC to rezone 4.054 total acres located along the northern right-of-way of East 14th Street between Charles Boulevard and Cotanche Street from CDF (Downtown Commercial Fringe) and CN (Neighborhood Commercial) to CDF-UC (Downtown Commercial Fringe - Urban Core Overlay).

Explanation: **Abstract:** The City has received a request from Glenn Arthur, LLC to rezone 4.054 total acres located along the northern right-of-way of East 14th Street between Charles Boulevard and Cotanche Street from CDF (Downtown Commercial Fringe) and CN (Neighborhood Commercial) to CDF-UC (Downtown Commercial Fringe - Urban Core Overlay).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on August 1, 2017.
On-site sign(s) posted on August 1, 2017.
City Council public hearing notice (property owner and adjoining property owner letter) mailed - N/A at this time.
Public hearing legal advertisement published - N/A at this time.

Comprehensive Plan:

The Future Land Use and Character Map recommends mixed use (MU) at the northwest corner of the intersection of East 14th Street and Charles Boulevard transitioning to urban edge (UE) along the western right-of-way of Evans Street and uptown neighborhood (UN) in the interior.

Mixed Use

Small-scale activity centers that contain places to live, work, and shop integrated in a walkable pattern. Mixed Use buildings are located close together and near the street. Buildings tend to be smaller than Mixed Use Center, High Intensity, supporting primarily locally-oriented uses and serving as a transition in intensity

to nearby neighborhoods.

Intent:

- Vertical mixed use buildings (residential or office above commercial) as well as various single-use buildings that are integrated in a walkable street pattern
- Accommodate parking on-street, behind or to one side of buildings, or in parking structures; limit curb cuts that break main pedestrian ways; wrap parking structures with other uses or decorative elements; light parking well for safety.
- Provide pedestrian and vehicular connection to surrounding development

Primary uses:

Office

Commercial

Multi-family residential

Secondary uses:

Institutional/Civic

Uptown Edge

Uptown Edge surrounds the Uptown Core and continues the urban street grid. It includes the Warehouse District and the area near the future ECU Millennial Campus. Development should extend the mixed use and walkable pattern of the core. With parcels generally larger than in Uptown Core, this area offers opportunity for larger-scale infill and redevelopment projects.

Intent:

- Infill and redevelopment with a mix of uses
- Adapt and reuse existing buildings for non-industrial uses
- Improve public realm with sidewalks and street trees
- Reduce/consolidate surface parking

Primary uses:

Commercial

Institutional/Civil

Neighborhood-scale commercial

Secondary uses:

Multi-family residential

Uptown Neighborhood

Uptown Neighborhood is a primarily residential area surrounding the Uptown Core and Uptown Edge. It features a grid street pattern and mix of residential building types on small lots, with some commercial, office and civic uses.

Intent:

- Improve/maintain streetscape features such as consistent sidewalks, street trees, and lighting
- Introduce neighborhood-scale commercial centers at key intersections
- Address blight/property maintenance
- Address historic preservation efforts

Primary uses:

Single-family residential

Two-family residential

Secondary uses:

Multi-family residential

Commercial (neighborhood scale)

Institutional/Civic (neighborhood scale)

Goal 1.3. High Quality Infill and Redevelopment

Infill and redevelopment strategies will be pursued. Empty lots in developed areas will be built on. Aging sites served by infrastructure and utilities will be remediated and revitalized. Gaps between developed areas will be filled with transitions that respect uses they currently separate.

Policy 1.3.1. Support Infill and Redevelopment

Promote development and redevelopment throughout the city with a concentration of these projects in the Uptown Core of the Future Land Use and Character map and the Primary Service Area of the Tiered Growth Map in order to balance the city's tax base, reduce service and maintenance expenditures, and make smart long term investments that use taxpayer dollars wisely. This is generally preferred over new peripheral development.

Goal 1.4. A Vibrant Uptown

Greenville will have a beautiful and vibrant Uptown with active public spaces. Safe and exciting streets will be active throughout the morning and evening. Diverse housing choices will be offered in Uptown for people of all ages where there will be many shopping opportunities, a unique connection to River Park North, reused historic structures, and a variety of employment spaces for companies large and small.

Thoroughfare/Traffic Report Summary (PWD- Engineering Division):

Based on the possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 993 trips to and from the site on East 14th Street, which is a net increase of 738 additional trips per day.

Based on the possible uses permitted by the requested rezoning, the proposed

rezoning classification could generate 993 trips to and from the site on Charles Boulevard, which is a net increase of 738 additional trips per day.

During the review process, measures to mitigate the traffic will be determined. A Traffic Impact Analysis will be required during the site development. Any mitigation to adjacent streets will be determined through reviewing agencies' comments to that report.

History/Background:

In 1969, the block bounded by East 14th Street, Charles Boulevard, East 13th Street and Glenn Arthur Avenue was zoned CN (Neighborhood Commercial) and the block bounded by East 14th Street, Glenn Arthur Avenue, East 13th Street and Cotanche Street was zoned CDF (Downtown Commercial Fringe).

The tract located at the northwestern corner of the intersection of East 14th Street and Charles Boulevard and the adjacent tract to the north was rezoned to CDF (Downtown Commercial Fringe) in 1974 and 2005, respectively.

Present Land Use:

Currently, the rezoning consists of one (1) church, 13 single-family dwellings, five (5) duplex buildings, two (2) multi-family properties, one (1) office building and one (1) parking lot with leased spaces.

Water/Sewer:

Water and sanitary sewer are available.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

There are no known environmental conditions/constraints.

Surrounding Land Uses and Zoning:

North: CDF - Two (2) duplex buildings and six (6) single-family residences
South: CG and CH - Harris Teeter Shopping Center
East: CN – Duck Thru Convenience Store; OR-UC - The Province Apartments
West: CDF – Two (2) duplex buildings and four (4) single-family residences

Density Estimates:

Currently, the rezoning consists of one (1) church, 13 single-family dwellings, five (5) duplex buildings, two (2) multi-family properties, one (1) office building

and one (1) parking lot with leased spaces.

Under the proposed zoning, the site could accommodate a multi-family project of 190-200 multi-family units (550-600 beds), based on similar site comparison of the Proximity at 10th Apartments.

The anticipated build-out time is within 2-3 years.

Additional Staff Comments:

The general purpose and intent of the Urban Core (UC) Overlay District is to allow modifications of specific site development standards of the OR and CDF underlying zoning districts which are designed to facilitate development and re-development of in-fill sites in the general area bounded by East 10th Street, the CSX Railroad, East 14th Street and Green Mill Run.

Fiscal Note:

No cost to the city.

Recommendation:

In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

"In compliance with the comprehensive plan" should be construed as meaning the requested zoning is (i) either specifically recommended in the text of the Horizons Plan (or addendum to the plan) or is predominantly or completely surrounded by the same or compatible and desirable zoning and (ii) promotes the desired urban form. The requested district is considered desirable and in the public interest, and staff recommends approval of the requested rezoning.

If the Planning and Zoning Commission determines to recommend approval of the request, in order to comply with statutory requirements, it is recommended that the motion be as follows:

"Motion to recommend approval of the proposed rezoning, to advise that it is consistent with the comprehensive plan and other applicable plans, and to adopt the staff report which addresses plan consistency and other matters."

If the Planning and Zoning Commission determines to recommend denial of the request, in order to comply with statutory requirements, it is recommended that the motion be as follows:

"Motion to recommend denial of the proposed rezoning, to advise that, although the proposed amendment is consistent with the comprehensive plan, there is a more appropriate zoning classification, and to adopt the staff report which addresses plan consistency."

Note: In addition to the other criteria, the Planning and Zoning Commission and

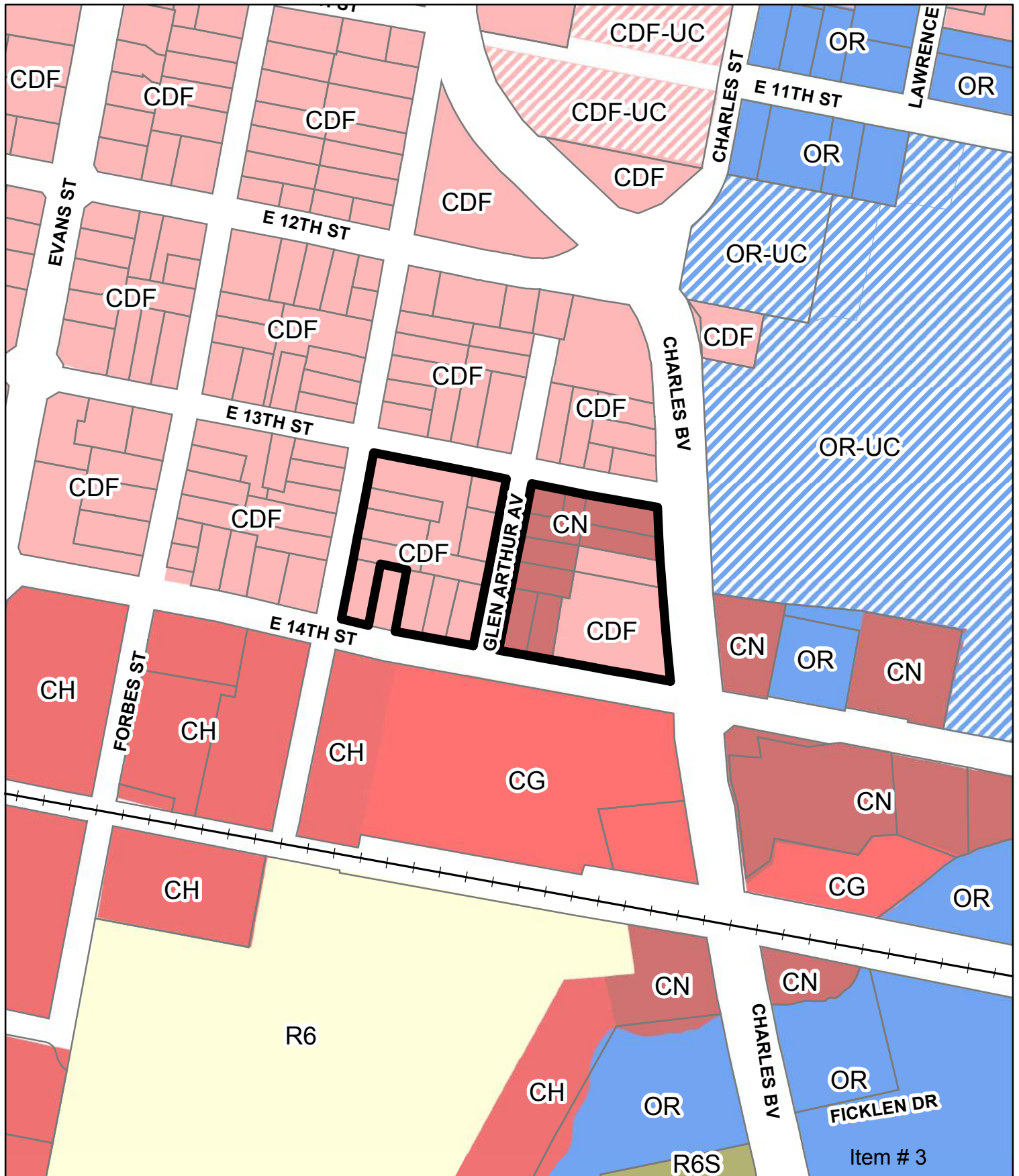
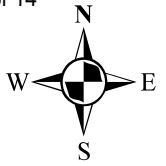
City Council shall consider the entire range of permitted and special uses for the existing and proposed zoning districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

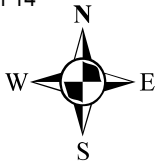
Attachments / click to download

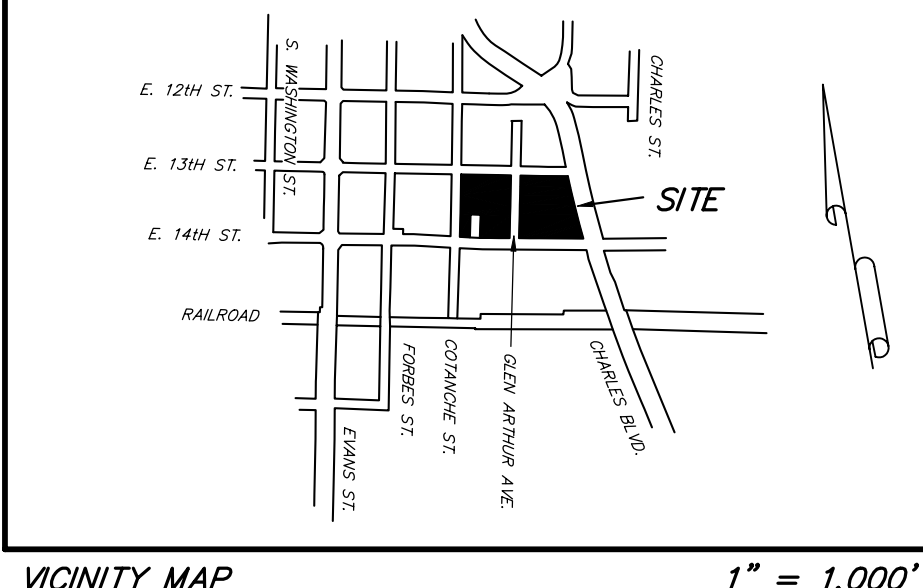
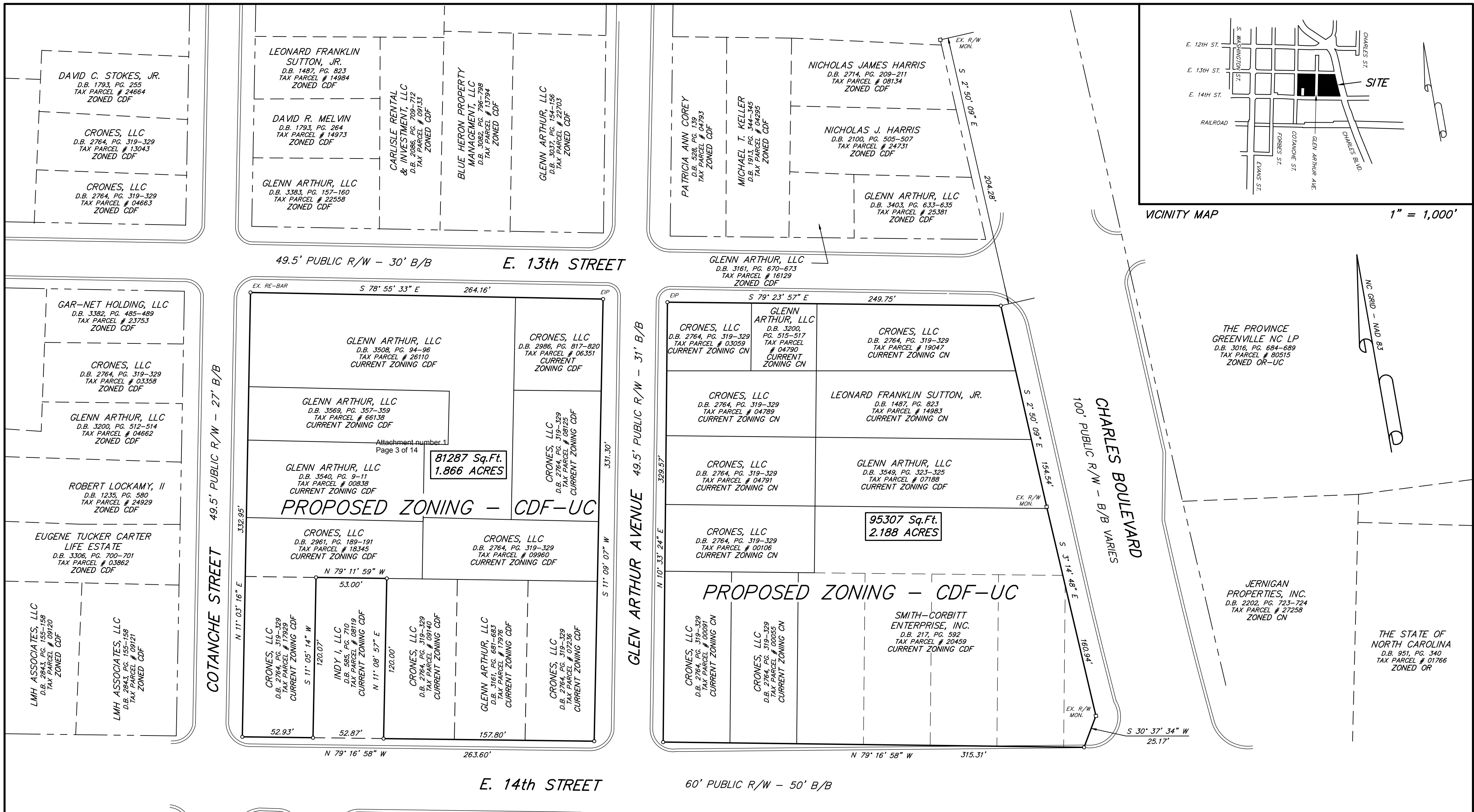
 [Attachments](#)

Glenn Arthur, LLC
CN and CDF to CDF-Urban Core Overlay
Total: 4.054 acres
August 1, 2017



Glenn Arthur, LLC
CN and CDF to CDF-Urban Core Overlay
Total: 4.054 acres
August 1, 2017



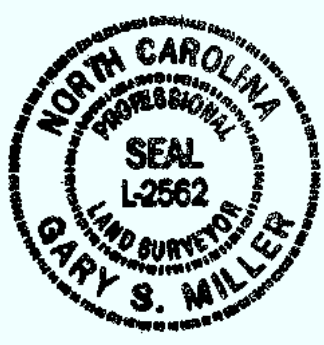


VICINITY MAP 1" = 1,000'

REVISED: 7-27-17 CITY OF GREENVILLE COMMENTS
 REVISED: 7-17-17 TO REMOVE PARCEL #08119 FROM REZONING REQUEST

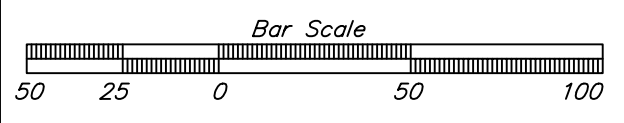
REZONING MAP FOR
GLENN ARTHUR, LLC
 GREENVILLE
 PITT COUNTY, NORTH CAROLINA
 SCALE: 1" = 50' JUNE 16, 2017
 WO 17108 FB 378

SURVEYED BY: MCP		DRAWN BY: GSM/BLW	
REFERENCES:			
MAP BK. 2, PG. 156	DEED BK. 3382, PG. 485-489		
MAP BK. 2, PG. 176	DEED BK. 3200, PG. 575-517		
MAP BK. 2, PG. 190	DEED BK. 217, PG. 592		
MAP BK. 57, PG. 194			
DEED BK. 3508, PG. 94-96	TAX PARCEL NUMBERS:		
DEED BK. 1378, PG. 378	26110 07236 00106		
DEED BK. 2961, PG. 189-191	66138 09960 00055		
DEED BK. 2764, PG. 319-329	00838 08125 20459		
DEED BK. 585, PG. 710	18345 06351 07188		
DEED BK. 3161, PG. 681-683	17929 03059 14983		
DEED BK. 2986, PG. 817-820	08119 04789 19047		
DEED BK. 3549, PG. 323-325	09140 04790 00091		
DEED BK. 1487, PG. 823	17976 04791		
LEGEND:			
EIP - EXISTING IRON PIPE	CG - GENERAL COMMERCIAL		
R/W - RIGHT OF WAY	CH - HEAVY COMMERCIAL		
B/B - BACK TO BACK	OR - OFFICE-RESIDENTIAL		
UC - URBAN CORE OVERLAY DISTRICT			
CDF - DOWNTOWN COMMERCIAL			
CN - NEIGHBORHOOD COMMERCIAL			

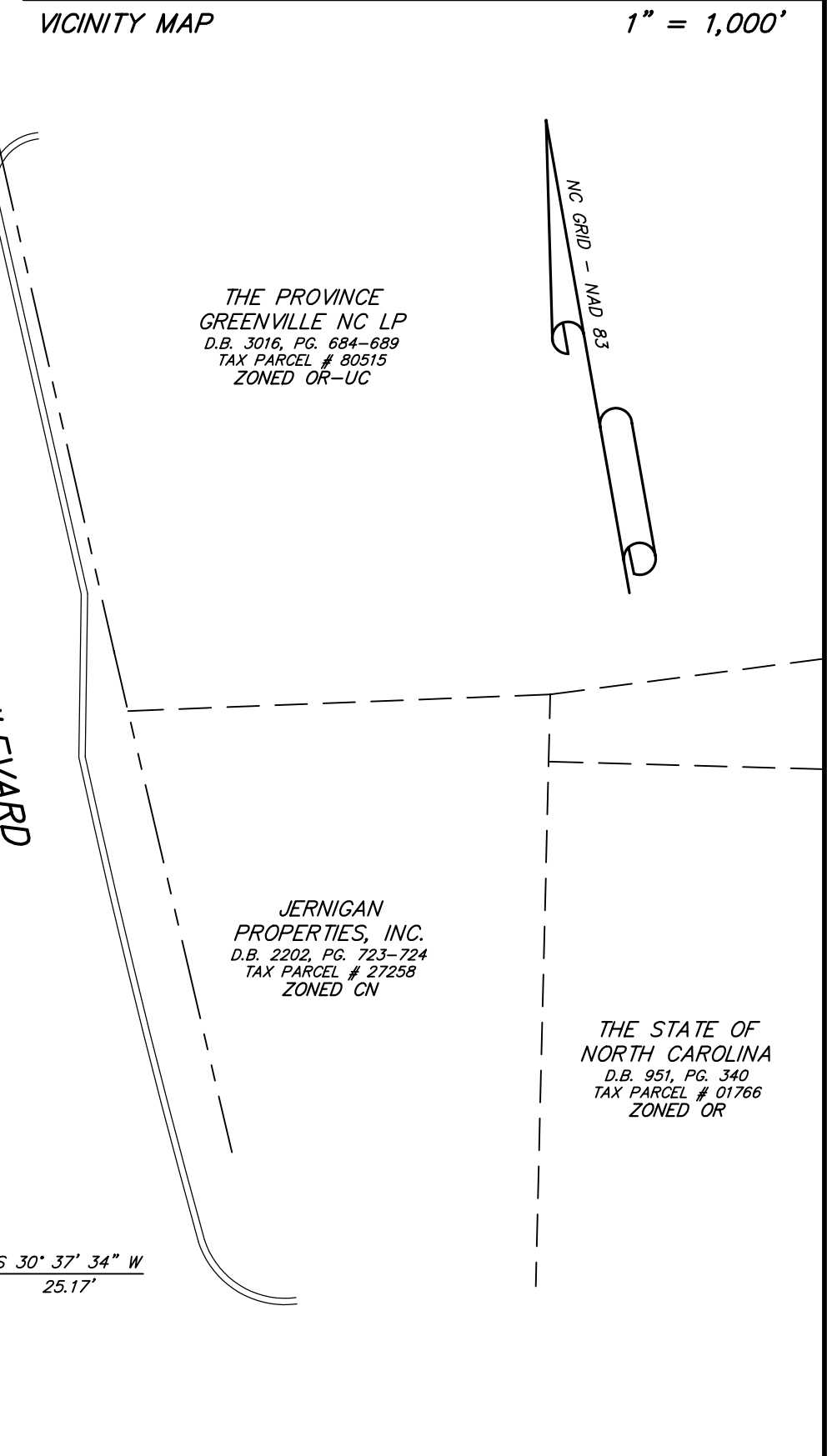
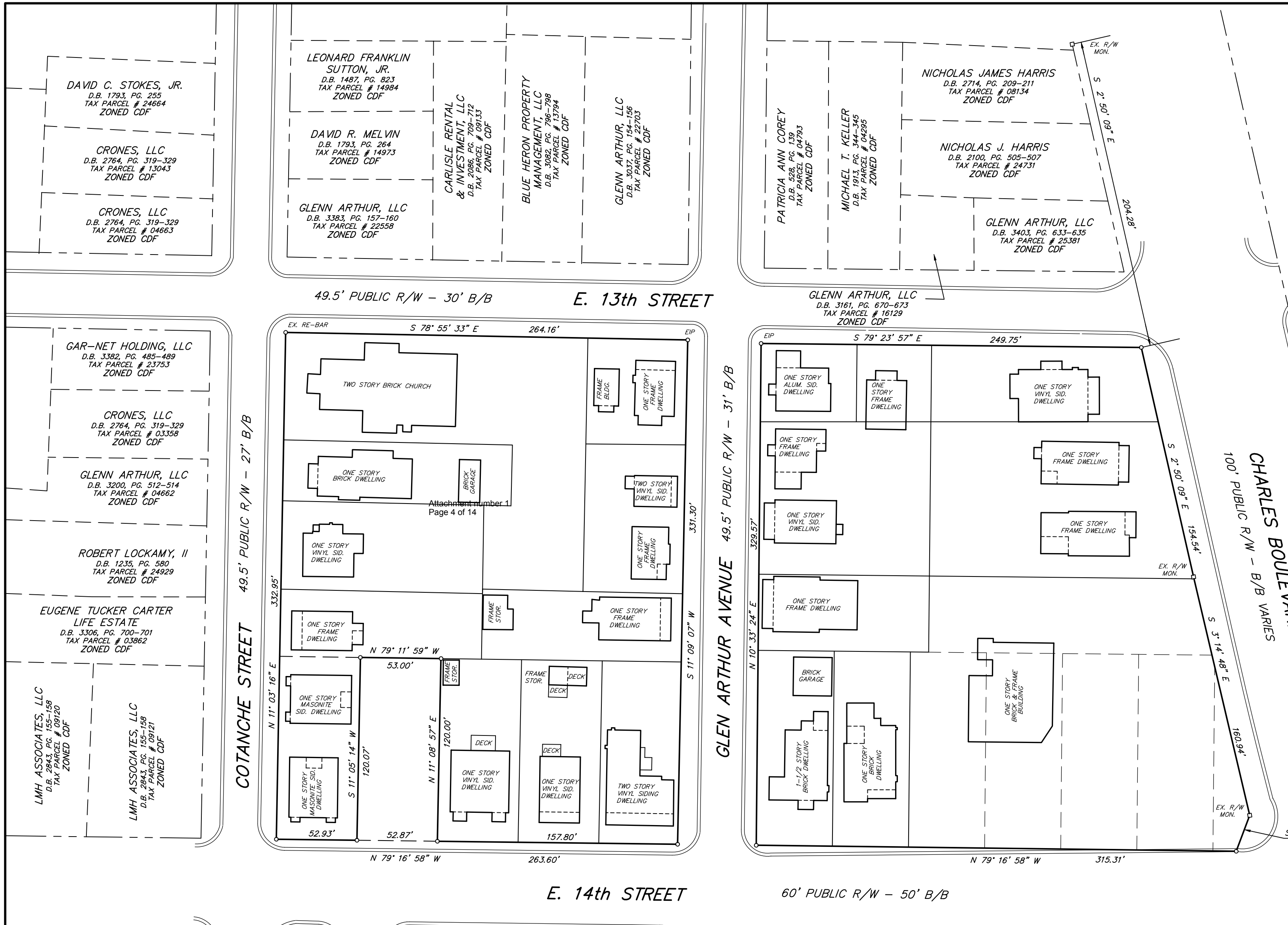
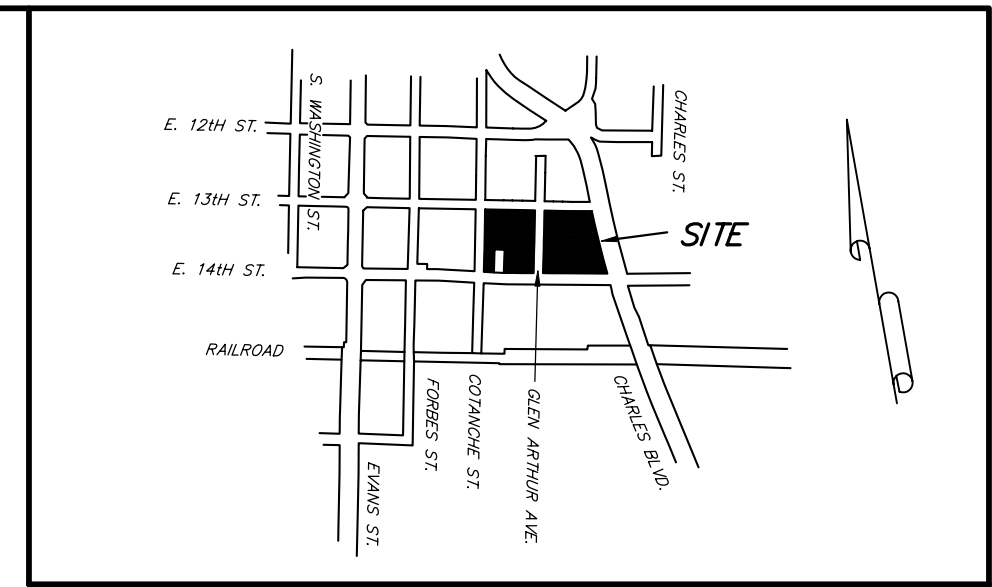


I, Gary S. Miller, certify to the following:
 This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street; that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book SEE, Page REF. or other reference source SEE); that the boundaries not surveyed are indicated as drawn from information in Book SEE, Page REF. or other reference source SEE; and that the ratio of precision or positional accuracy is 1:10,000+; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).
 Witness my hand and seal this 16th day of JUNE, 2017.
 Signed *G. Miller*
 Professional Land Surveyor No. L-2562

SHEET 1 OF 2



GARY S. MILLER & ASSOCIATES, P.A.
 LAND SURVEYORS
 1803 South Charles Blvd.
 Greenville, N.C. 27858
 Phone (252)756-7878
 Fax (252)756-0785
 License # C-0225



REZONING MAP FOR
GLENN ARTHUR, LLC
 GREENVILLE
 PITT COUNTY, NORTH CAROLINA

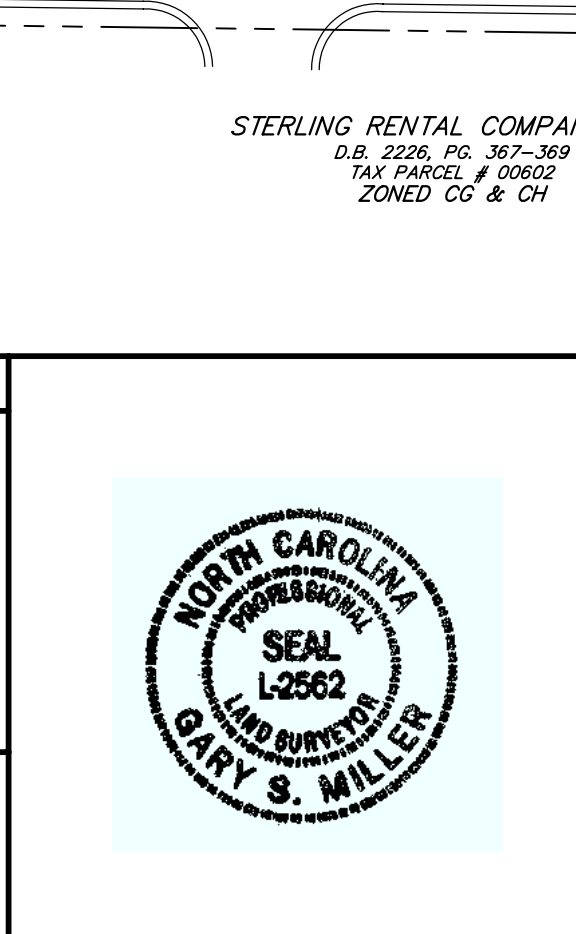
SCALE: 1" = 50' JUNE 16, 2017

WO 17108 FB 378

SURVEYED BY: MCP DRAWN BY: GSM/BLW

REFERENCES: MAP BK. 2, PG. 156 MAP BK. 2, PG. 176 MAP BK. 2, PG. 190 MAP BK. 57, PG. 194 DEED BK. 3508, PG. 94-96 DEED BK. 1378, PG. 378 DEED BK. 2961, PG. 189-191 DEED BK. 2764, PG. 319-329 DEED BK. 585, PG. 710 DEED BK. 3161, PG. 681-683 DEED BK. 2986, PG. 817-820 DEED BK. 3549, PG. 323-325 DEED BK. 1487, PG. 823	DEED BK. 3382, PG. 485-489 DEED BK. 3200, PG. 575-517 DEED BK. 217, PG. 592 TAX PARCEL NUMBERS: 26110 07236 00106 66138 09960 00055 00838 08125 20459 18345 06351 07188 17929 03059 14983 08119 04789 19047 09140 04790 00091 17976 04791
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LEGEND:
 EIP - EXISTING IRON PIPE CG - GENERAL COMMERCIAL
 R/W - RIGHT OF WAY CH - HEAVY COMMERCIAL
 B/B - BACK TO BACK OR - OFFICE-RESIDENTIAL
 UC - URBAN CORE OVERLAY DISTRICT
 CDF - DOWNTOWN COMMERCIAL CHANGE
 CN - NEIGHBORHOOD COMMERCIAL



I, Gary S. Miller, certify to the following:

This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street; that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book SEE, Page REF. or other reference source SEE); that the boundaries not surveyed are indicated as drawn from information in Book SEE, Page REF. or other reference source SEE; and that the ratio of precision or positional accuracy is 1:10,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).

Witness my hand and seal this 16th day of JUNE, 2017.

Signed: *G. Miller*
 Professional Land Surveyor No. L-2562

SHEET 2 OF 2

Bar Scale
 50 25 0 50 100

GARY S. MILLER & ASSOCIATES, P.A. LAND SURVEYORS
 1803 South Charles Blvd. Phone (252)756-7878
 Greenville, N.C. 27858 Fax (252)756-0785
 License # C-0225

ROBERT L. NOBLES, II
 D.B. 3362, PG. 338-341
 TAX PARCEL # 62398
 ZONED CN

BERKSHIRE HUDSON CAPITAL I, LLC
 D.B. 1086, PG. 569
 TAX PARCEL # 18744
 ZONED CN

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 17-15

Applicant: Glenn Arthur, LLC

Property Information

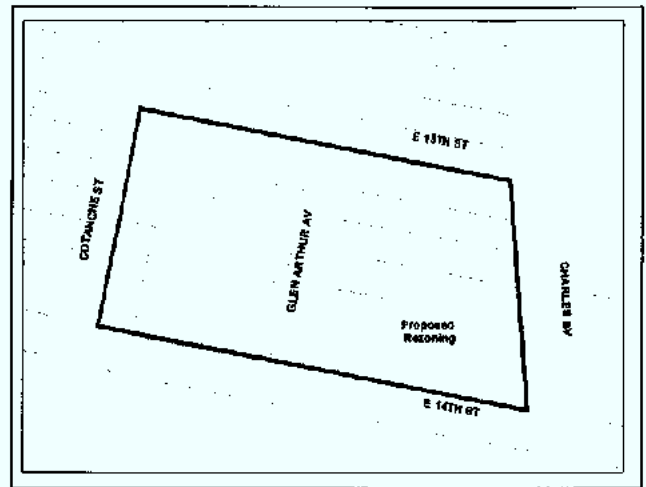
Current Zoning: CN (Neighborhood Commercial)
CDF (Downtown Commercial Fringe)

Proposed Zoning: CDF-UC (Downtown Commercial Fringe -
Urban Core Overlay)

Current Acreage: 4.054 (total acres)

Location: Northwest corner of 14th St & Charles Blvd

Points of Access: 14th St, Charles Blvd



Location Map

Transportation Background Information

1.) 14th St- City maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5-lanes with curb & gutter	4-lanes with raised median
Right of way width (ft)	60	90
Speed Limit (mph)	35	35
Current ADT:	18,040 (*)	UltimateDesign ADT: 28,100 vehicles/day (**)
Design ADT:	28,100	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

Other Information: There are sidewalks along 14th Street that service this property.

Notes: (*) 2014 NCDOT count adjusted for a 2% annual growth rate
(**) Traffic volume based an operating Level of Service D for existing geometric conditions
ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No Planned Improvements.

2.) Charles Blvd- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5-lanes with curb & gutter	4-lanes with raised median
Right of way width (ft)	100	100
Speed Limit (mph)	35	35
Current ADT:	19,100 (*)	Ultimate Design ADT: 28,100 vehicles/day (**)
Design ADT:	28,100	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

Other Information: There are sidewalks along Charles Boulevard that service this property.

Notes: (*) 2014 NCDOT count adjusted for a 2% annual growth rate
(**) Traffic volume based an operating Level of Service D for existing geometric conditions
ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No Planned Improvements.

Trips generated by proposed use/change

Current Zoning: 510 -vehicle trips/day (*)

Proposed Zoning: 1,986 -vehicle trips/day (*)

Estimated Net Change: increase of 1476 vehicle trips/day (assumes full-build out)

(*) - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed zoning.)

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on 14th St and Charles Blvd are as follows:

- 1.) 14th St, West of Site (25%): "No build" ADT of 18,040
- | | |
|---|-------------------|
| Estimated ADT with Proposed Zoning (full build) – | 18,537 |
| Estimated ADT with Current Zoning (full build) – | 18,168 |
| Net ADT change = | 369 (2% increase) |
- 2.) 14th St, East of Site (25%): "No build" ADT of 18,040
- | | |
|---|-------------------|
| Estimated ADT with Proposed Zoning (full build) – | 18,537 |
| Estimated ADT with Current Zoning (full build) – | 18,168 |
| Net ADT change = | 369 (2% increase) |
- 3.) Charles Blvd, North of Site (25%): "No build" ADT of 19,100
- | | |
|---|-------------------|
| Estimated ADT with Proposed Zoning (full build) – | 19,597 |
| Estimated ADT with Current Zoning (full build) – | 19,228 |
| Net ADT change = | 369 (2% increase) |
- 4.) Charles Blvd, South of Site (25%): "No build" ADT of 19,100
- | | |
|---|-------------------|
| Estimated ADT with Proposed Zoning (full build) – | 19,597 |
| Estimated ADT with Current Zoning (full build) – | 19,228 |
| Net ADT change = | 369 (2% increase) |

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 993 trips to and from the site on 14th St, which is a net increase of 738 additional trips per day.

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 993 trips to and from the site on Charles Blvd, which is a net increase of 738 additional trips per day.

During the review process, measures to mitigate the traffic will be determined. A Traffic Impact Analysis will be required during site development. Any mitigation to adjacent streets will be determined through reviewing agencies comments to that report.

EXISTING ZONING	
CN (NEIGHBORHOOD COMMERCIAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
f.	Retail sales; incidental
(2) Residential - None	
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
s.	Athletic club; indoor only
(7) Office/Financial/Medical	
a.	Office; professional and business, not otherwise listed
d.	Bank, savings and loans or other savings or investment institutions
e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
(8) Services	
e.	Barber or beauty salon
f.	Manicure, pedicure or facial salon
o.	Church or place of worship (see also section 9-4-103)
u.	Art studio including art and supply sales
x.	Dance studio
hh.	Exercise and weight loss studio; indoor only
kk.	Launderette; household users
ll.	Dry cleaners; household users
(9) Repair - None	
(10) Retail Trade	
d.	Pharmacy
e.	Convenience store (see also gasoline sales)
h.	Restaurant; conventional
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
CN (NEIGHBORHOOD COMMERCIAL) - SPECIAL USES	
(1) General - None	
(2) Residential - None	
(3) Home Occupations - None	
(4) Governmental	

a.	Public utility building or use
(5) Agricultural/Mining- None	
(6) Recreational/Entertainment	
m(1).	Dining and entertainment establishment (see also section 9-4-103)
t.	Athletic club; indoor and outdoor facilities
(7) Office/Financial/Medical - None	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
(9) Repair	
b.	Minor repair; as an accessory or principal use
(10) Retail Trade	
b.	Gasoline or automotive fuel sales; accessory or principal use, retail
c.	Wine shop; including on-premise consumption (see also section 9-4-103)
i.	Restaurant; fast food
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
u.	Pet shop (see also animal boarding; outside facility)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
PROPOSED ZONING	
CDF (DOWNTOWN COMMERCIAL FRINGE) - PERMITTED USES	
(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
e.	Temporary uses; of listed district uses
f.	Retail sales; incidental
g.	Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential	
a.	Single-family dwelling
b.	Two-family attached dwelling (duplex)
c.	Multi-family development per Article I
k.	Family care homes (see also 9-4-103)
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)

	c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
	d Federal government building or use
	g. Liquor store, state ABC
(5) Agricultural/Mining	
	a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	l. Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
	f. Public park or recreational facility
	g. Private noncommercial park or recreational facility
	n. Theater; movie or drama, indoor only
(7) Office/Financial/Medical	
	a. Office; professional and business, not otherwise listed
	c. Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
	d. Bank, savings and loans or other savings or investment institutions
	e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
(8) Services	
	c. Funeral home
	e. Barber or beauty salon
	f. Manicure, pedicure or facial salon
	g. School; junior and senior high (see also section 9-4-103)
	h. School; elementary (see also section 9-4-103)
	i. School; nursery and kindergarten (see also section 9-4-103)
	k. Business or trade school
	n. Auditorium
	o. Church or place of worship (see also section 9-4-103)
	p. Library
	q. Museum
	r. Art gallery
	s. Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
	u. Art studio including art and supply sales
	v. Photography studio including photo and supply sales
	w. Recording studio
	z. Printing or publishing service including graphic art, maps, newspapers, magazines and books
	aa. Catering service including food preparation (see also restaurant; conventional and fast food)
	kk. Launderette; household users
	ll. Dry cleaners; household users
	mm. Commercial laundries; linen supply
	oo. Clothes alteration or shoe repair shop
	pp. Automobile wash
(9) Repair	

	d. Upholsterer; furniture
	f. Appliance; household and office equipment repair
	g. Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade	
	a. Miscellaneous retail sales; non-durable goods, not otherwise listed
	d. Pharmacy
	e. Convenience store (see also gasoline sales)
	f. Office and school supply, equipment sales
	g. Fish market; excluding processing or packing
	h. Restaurant; conventional
	i. Restaurant; fast food
	l. Electronic; stereo, radio, computer, TV, etc... sales and accessory repair
	m. Appliance; household use, sales and accessory repair, excluding outside storage
	n. Appliance; commercial use, sales and accessory repair, excluding outside storage
	p. Furniture and home furnishing sales not otherwise listed
	q. Floor covering, carpet and wall covering sales
	r. Antique sales, excluding vehicles
	s. Book or card store, news stand
	v. Video or music store; records, tape, CD and the like sales
	w. Florist
	x. Sporting goods sales and rental shop
	y. Auto part sales (see also major and minor repair)
	ee. Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
	c. Rental of clothes and accessories; formal wear, and the like
	d. Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
	f. Automobiles, truck, recreational vehicle, motorcycles and boats sales and services (see also major and minor repair)
(12) Construction	
	a. Licensed contractor; general electrical, plumbing, mechanical, etc... excluding outside storage
	c. Construction office; temporary, including modular office (see also section 9-4-103)
	e. Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outdoor sales
	f. Hardware store
(13) Transportation	
	b. Bus station; passenger and related freight
	c. Taxi or limousine service
	e. Parcel delivery service
	f. Ambulance service
(14) Manufacturing/Warehousing	
	c. Bakery; production, storage, and shipment facilities
(15) Other Activities (not otherwise listed - all categories) - None	

CDF (DOWNTOWN COMMERCIAL FRINGE) - SPECIAL USES	
(1) General - None	
(2) Residential	
d.	Land use intensity multi-family (LUI) development rating 50 per Article K
e.	Land use intensity multi-family (LUI) development rating 67 per Article K
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
m.	Shelter for homeless or abused (see also section 9-4-103)
n.	Retirement center or home
o(1).	Nursing, convalescent or maternity home; minor care facility
o.	Nursing, convalescent or maternity home; major care facility
r.	Fraternity or sorority house
(3) Home Occupations	
a.	Home occupation; not otherwise listed
b.	Home occupation; barber and beauty shop
c.	Home occupation; manicure, pedicure or facial salon
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
d.	Game center
i.	Commercial recreation; indoor and outdoor, not otherwise listed
l.	Billiard parlor or pool hall
m.	Public or private club
m(1).	Dining and entertainment establishment (see also section 9-4-103)
s.	Athletic club; indoor only
(7) Office/Financial/Medical - None	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
l.	Convention center; private
x.	Dance studio
bb.	Civic organizations
cc.	Trade or business organization
ff(1).	Mental health, emotional or physical rehabilitation day program facility
hh.	Exercise and weight loss studio; indoor only
(9) Repair	
a.	Major repair; as an accessory or principal use
b.	Minor repair; as an accessory or principal use
(10) Retail Trade	
b.	Gasoline or automotive fuel sales; accessory or principal use, retail
c.	Wine shop; including on-premise consumption (see also section 9-4-103)
g.	Fish market; excluding processing or packing
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
t.	Hobby or craft shop

u.	Pet shop (see also animal boarding; outside facility)
ff.	Tobacco shop (Class 1) (see also section 9-4-103)
hh.	Hookah café (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
d.	Building supply; lumber and materials sales, plumbing and/or electrical supply including outdoor sales
(13) Transportation	
h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing	
g.	Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery
(15) Other Activities (not otherwise listed - all categories)	
a.	Other activities; personal services not otherwise listed
b.	Other activities; professional services not otherwise listed
c.	Other activities; commercial services not otherwise listed
d.	Other activities; retail sales not otherwise listed

04/30/07

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

Bufferyard Requirements: Match proposed land use with adjacent permitted land use or adjacent vacant zone/nonconforming use to determine applicable bufferyard.

PROPOSED LAND USE CLASS (#)	ADJACENT PERMITTED LAND USE CLASS (#)					ADJACENT VACANT ZONE OR NONCONFORMING USE		PUBLIC/PRIVATE STREETS OR R.R.
	Single-Family Residential (1)	Multi-Family Residential (2)	Office/Institutional, light Commercial, Service (3)	Heavy Commercial, Light Industry (4)	Heavy Industrial (5)	Residential (1) - (2)	Non-Residential (3) - (5)	
Multi-Family Development (2)	C	B	B	B	B	C	B	A
Office/Institutional, Light Commercial, Service (3)	D	D	B	B	B	D	B	A
Heavy Commercial, Light Industry (4)	E	E	B	B	B	E	B	A
Heavy Industrial (5)	F	F	B	B	B	F	B	A

Bufferyard A (street yard)		
Lot Size	Width	For every 100 linear feet
Less than 25,000 sq.ft.	4'	2 large street trees
25,000 to 175,000 sq.ft.	6'	2 large street trees
Over 175,000 sq.ft.	10'	2 large street trees

Street trees may count toward the minimum acreage.

Bufferyard B (no screen required)	
Lot Size	Width
Less than 25,000 sq.ft.	4'
25,000 to 175,000 sq.ft.	6'
Over 175,000 sq.ft.	10'

Bufferyard C (screen required)	
Width	For every 100 linear feet
10'	3 large evergreen trees 4 small evergreens 16 evergreen shrubs

Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.

Bufferyard D (screen required)	
Width	For every 100 linear feet
20'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard E (screen required)	
Width	For every 100 linear feet
30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard F (screen required)	
Width	For every 100 linear feet
50'	8 large evergreen trees 10 small evergreens 36 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Parking Area: Thirty (30) inch high screen required for all parking areas located within fifty (50) feet of a street right-of-way.

RESIDENTIAL DENSITY CHART			
Density Level	Future Land Use and Character Type	Applicable Zoning District(s)	Units per Acre***
High	Uptown Edge (UE)	CDF	17 units per acre
	Mixed Use, High Intensity (MUHI)	OR	17 units per acre
		R6	17 units per acre
	Residential, High Density (HDR)	R6	17 units per acre
		R6MH	17 units per acre
Medical-Transition (MT)	MR	17 units per acre	
High to Medium	Mixed Use (MU)	OR	17 units per acre
		R6	17 units per acre
		R6A	9 units per acre
	Uptown Neighborhood (UN)	R6S	7 units per acre
	Traditional Neighborhood, Medium-High Density (TNMH)	R6	17 units per acre
		R6A	9 units per acre
		R6S	7 units per acre
Medium to Low	Traditional Neighborhood, Low-Medium Density (TNLM)	R9	6 units per acre
		R9S	5 units per acre
		R15S	3 units per acre
	Residential, Low-Medium Density (LMHR)	R9S	5 units per acre
		R15S	3 units per acre
		RA20	4 units per acre
		MRS	4 units per acre

*** Maximim allowable density in the respective zoning district.



City of Greenville, North Carolina

Meeting Date: 8/15/2017
Time: 6:30 PM

Title of Item: Request by POHL, LLC and POBO, LLC for a preliminary plat entitled, "Firetower Junction, Lots 6 & 7", located south of Bayswater Road and east of Dudley's Grant Townhomes. The subject property is further identified as a portion of Tax Parcels 74327 and 08092. The proposed plat consists of 6 lots totaling 35.158 acres.

Explanation: The purpose of this preliminary plat is to revise lots 5, 6 and 7 of Firetower Junction Subdivision and to add a short street extension off of Bayswater Road to serve one of the newly proposed lots. Smaller development lots (7D, 7E, 7F, and 7G) are being proposed along Bayswater Road with two larger development lots (6 and 7H) remaining with their lot boundaries being reconfigured.

The subject property was originally preliminarily plated in 2008, with the latest revision to the plat in 2015.


The property is zoned CG (General Commercial) and OR (Office Residential).

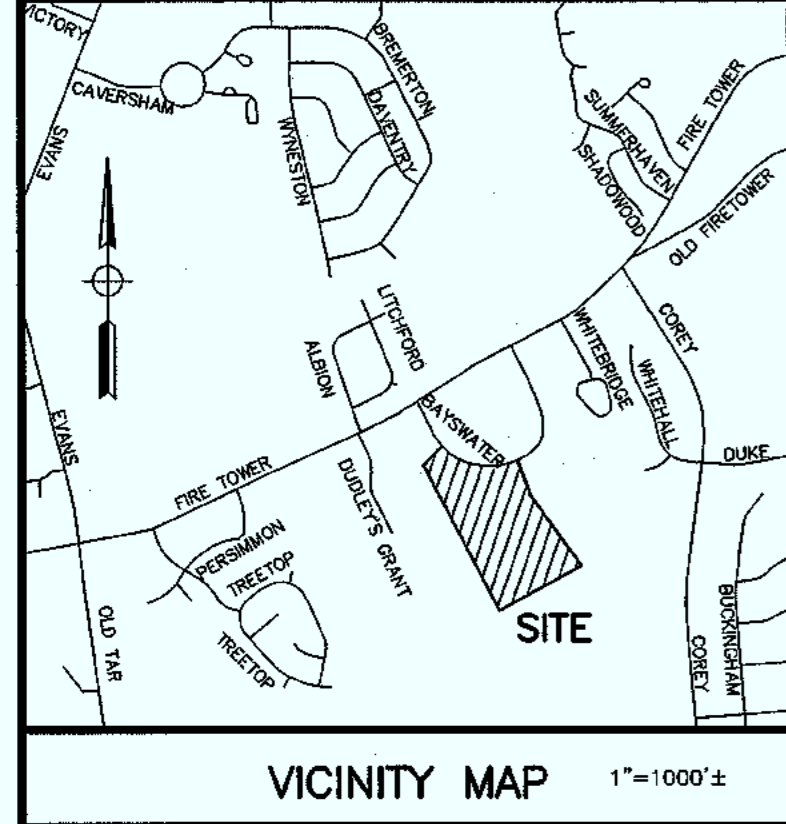
The public hearing for this preliminary plat request was advertised in The Daily Reflector on July 31, 2017 and August 7, 2017.

Fiscal Note: There will be no costs to the City of Greenville associated with this subdivision other than routine costs to provide public services.

Recommendation: The City's Subdivision Review Committee has reviewed the preliminary plat and has determined that it meets all technical requirements.

Attachments / click to download

 [Preliminary Plat Map](#)

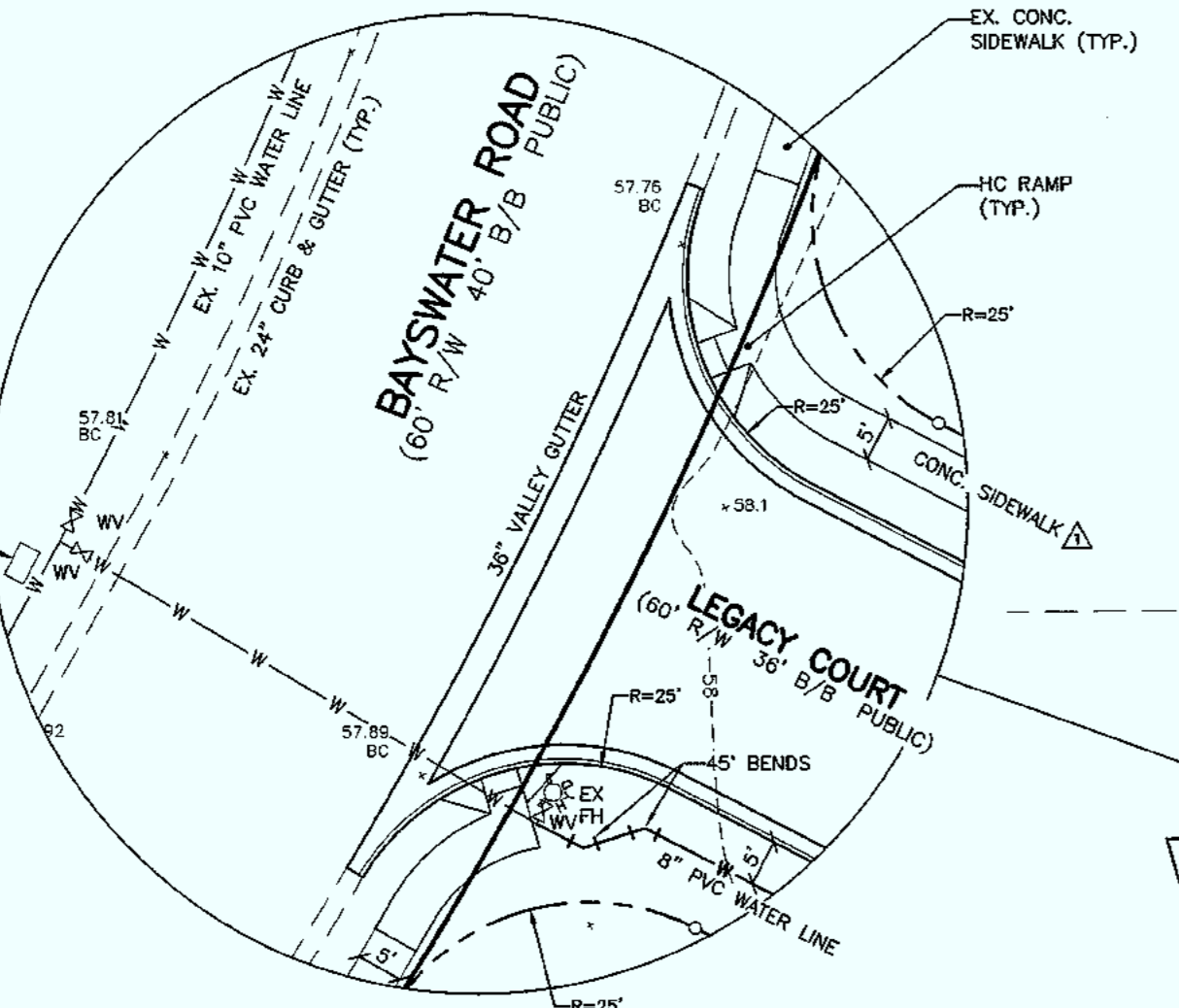


VICINITY MAP 1"=1000'

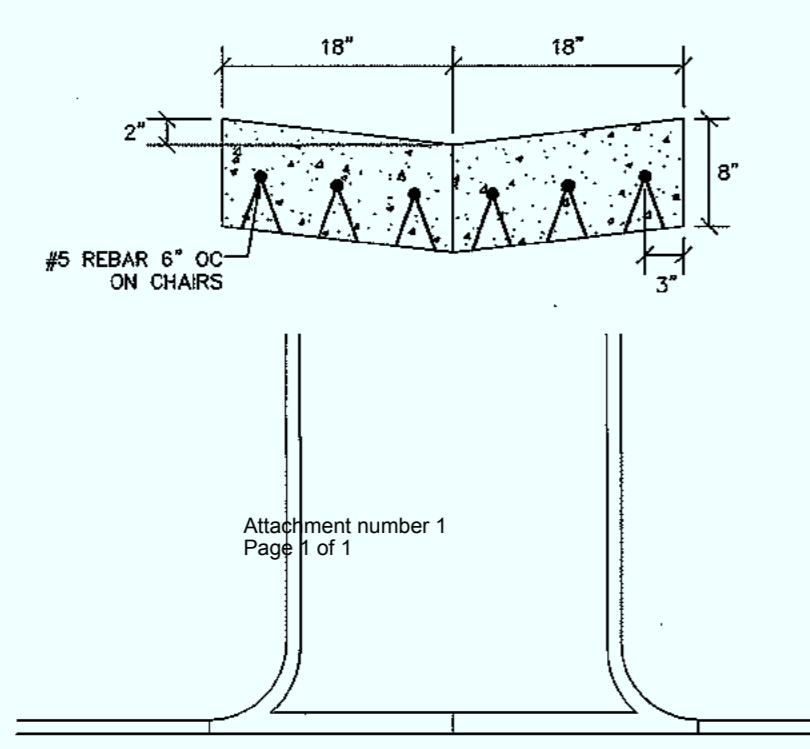
LEGEND

- ABS = ACRYLONITRILE-BUTADIENE-STYRENE
- BB = BOTTOM OF BANK
- B/C = BACK OF CURB TO BACK OF CURB
- BC = BACK OF CURB
- BFE = BASE FLOOD ELEVATION
- BLD = BUILDING CORNER
- BM = BENCH MARK
- BMP = BEST MANAGEMENT PRACTICE
- BO = BLOW OFF
- BP = BACTERIOLOGICAL SAMPLING POINT
- BV = BALL VALVE
- CATV = CABLE TELEVISION BOX
- CB = CATCH BASIN
- CD = CENTERLINE DITCH
- CEP = CENTERLINE PATH
- CLR = CENTERLINE ROAD
- CMP = CORRUGATED METAL PIPE
- CO = CLEAN OUT
- CONC = CONCRETE
- CP = COMPACT PARKING SPACE
- CPP = CORRUGATED PLASTIC PIPE
- DI = DRAIN INLET
- DIP = DUCTILE IRON PIPE
- DS = DOWNSPOUT
- DW = DRIVEWAY
- ECM = EXISTING CONCRETE MONUMENT
- EA = EXISTING IRON AXLE
- EP = EXISTING IRON PIPE
- ELP = EXISTING IRON STAKE
- ELC = ELECTRICAL
- ELM = ELECTRIC METER BOX
- ELMH = ELECTRIC METER HANG NAIL
- EPN = EXISTING PARKER KALON NAIL
- ERRS = EXISTING RAILROAD SPIKE
- ESCP = EXTRA STRENGTH CONCRETE PIPE
- FES = FINISHED FLOOR ELEVATION
- FTE = FINISHED FLOOR ELEVATION
- FI = FLOOD INSURANCE RATE MAP
- FM = FORCE MAIN
- FMV = FORCE MAIN VALVE
- FO = GAS OPTIC MARKER
- GV = GAS VALVE
- GUY = GUY WIRE
- HB = HOSE BIB
- ICV = IRRIGATION CONTROL VALVE
- INP = INLET
- JB = JUNCTION BOX
- JP = JOINT PILE
- LSA = LANDSCAPED AREA
- MB = MAIL BOX
- MEL = MEAN HIGH WATER
- MH = MANHOLE
- MHW = MEAN HIGH WATER
- MP = METAL PIPE
- MW = MONITORING WELL
- R/W = RIGHT-OF-WAY
- SIP = SET IRON PIPE
- SET = SET IRON NAIL
- SPKN = SET PARKER KALON NAIL
- SRRS = SET RAILROAD SPIKE
- SS = SEWER SERVICE
- SSSMH = SANITARY SEWER MANHOLE
- SSMHA = STORM SEWER MANHOLE
- SV = SEWER VENT
- SWHDFE = SMOOTH WALL HOPE
- SWPP = SMOOTH WALL PLASTIC PIPE
- TB = TOP OF BANK (TOP ONLY)
- TBK = TOP OF BLOCK
- TBR = TO BE REMOVED
- TC = TOP OF GRAVEL
- TOCONC = TOP OF CONCRETE
- TLMH = TELEPHONE MANHOLE
- TP = TOP OF PAVEMENT
- TSW = TOP OF SIDEWALK
- TLMH = TELEPHONE MH
- TOT = TOTAL
- TRFD = TELEPHONE PEDESTAL
- TRANS = ELECTRICAL TRANSFORMER
- TSP = TRAFFIC SIGNAL SUPPORT POLE
- UTP = UTILITY POLE
- VG = VALLEY GUTTER
- WOL = WOODS LINE
- WM = WATER METER BOX
- WP = WETLAND POINT
- WR = WRAPPED STEEL
- WV = WATER VALVE
- NOT TO SCALE
- CLASS "B" STONE APRON
- CONSTRUCTION ENTRANCE/EXIT
- EXISTING OVERHEAD UTILITIES
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- LIMITS OF CONSTRUCTION
- SALT FENCE
- DRAINAGE EASEMENT
- RIPARIAN BUFFER
- SKIRT TRIANGLE
- SKIN EASEMENT
- ZONING CLASSIFICATION

- GENERAL NOTES**
- CONSTRUCTION PLANS SHALL BE APPROVED BY GREENVILLE UTILITIES COMMISSION AND THE CITY OF GREENVILLE PRIOR TO THE CONSTRUCTION OF ANY STREET, WATER, SEWER OR STORM DRAINAGE STRUCTURE.
 - ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF GREENVILLE MANUAL OF STANDARD DESIGNS AND DETAILS AND THE MANUAL FOR THE DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER SYSTEM EXTENSIONS FOR GREENVILLE UTILITIES COMMISSION.
 - ALL LOTS SHALL HAVE EQUAL, OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE CITY OF GREENVILLE ZONING ORDINANCE.
 - WATER, SEWER, ELECTRICAL AND GAS SERVICES WILL BE PROVIDED BY GREENVILLE UTILITIES COMMISSION.
 - EROSION CONTROL PLAN SHALL BE APPROVED PRIOR TO CONSTRUCTION.
 - ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
 - STORM DRAINAGE PIPE SIZES ARE APPROXIMATE AND WILL BE FINALIZED ON THE CONSTRUCTION DRAWINGS. DITCHES PROPOSED TO REMAIN OPEN WILL BE EVALUATED FOR 100 YEAR FLOOD EVENT.
 - HYDRAULIC ANALYSIS WILL BE REQUIRED.
 - LOT SIZES AND DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO FINAL CALCULATIONS.
 - ALL LOTS ARE TO HAVE POSITIVE DRAINAGE TO BE PROVIDED BY INDIVIDUAL LOT OWNERS.
 - GAS UTILITY EASEMENT IS 10' IN WIDTH AND CENTERED OVER GAS LINE AS INSTALLED.
 - A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. REF: FIRM 372046850K, DATED: JULY 7, 2014. BFE VARIES FROM 53.0 TO 53.3.
 - ALL ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988.
 - OUTLIFT, ACREAGE FEES HAVE BEEN PAID.
 - CITY DRIVEWAY FEMT REQUIRED.
 - NO BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS, MATERIALS AND SURFACES, INCLUDING BUT NOT LIMITED TO PRINCIPAL AND ACCESSORY STRUCTURES AND APPURTENANCES THEREOF, SIGNAGE, FENCES, WALLS MECHANICAL EQUIPMENT, CANOPIES, ANTENNAS, MASTS, AERIALS, MONUMENTS, LANDSCAPE PLANTINGS, FILL MATERIALS, DEBRIS, SOLID WASTE COLLECTION CONTAINERS, HAZARDOUS WASTE, AND IMPROVEMENTS, SHALL ENROUCH WITHIN ANY DEDICATED EASEMENT WITHOUT PRIOR APPROVAL OF THE CITY OF GREENVILLE.
 - COMMON AREA TO BE MAINTAINED BY THE OWNERS ASSOCIATION OF LOT 7H.
 - LOTS 7D, 7E, 7F AND 7G SHALL DRAIN TO THE REGIONAL STORMWATER MANAGEMENT POND.
 - LOTS 5 AND 7H SHALL DRAIN TO THE EXISTING DITCH AT THE SOUTHERN COMMON CORNER OF LOTS 6 AND 7H. STORMWATER MANAGEMENT SHALL BE PROVIDED ON EACH OF THE TWO LOTS.
 - BMP ACCOUNTING TABLE WILL BE REVISED ON THE FINAL PLATS OF LOTS 7D, 7E, 7F AND 7G.



36" VALLEY GUTTER DETAIL (SCALE: 1"=20')



TYPICAL CROSS SECTION

CURVE TABLE

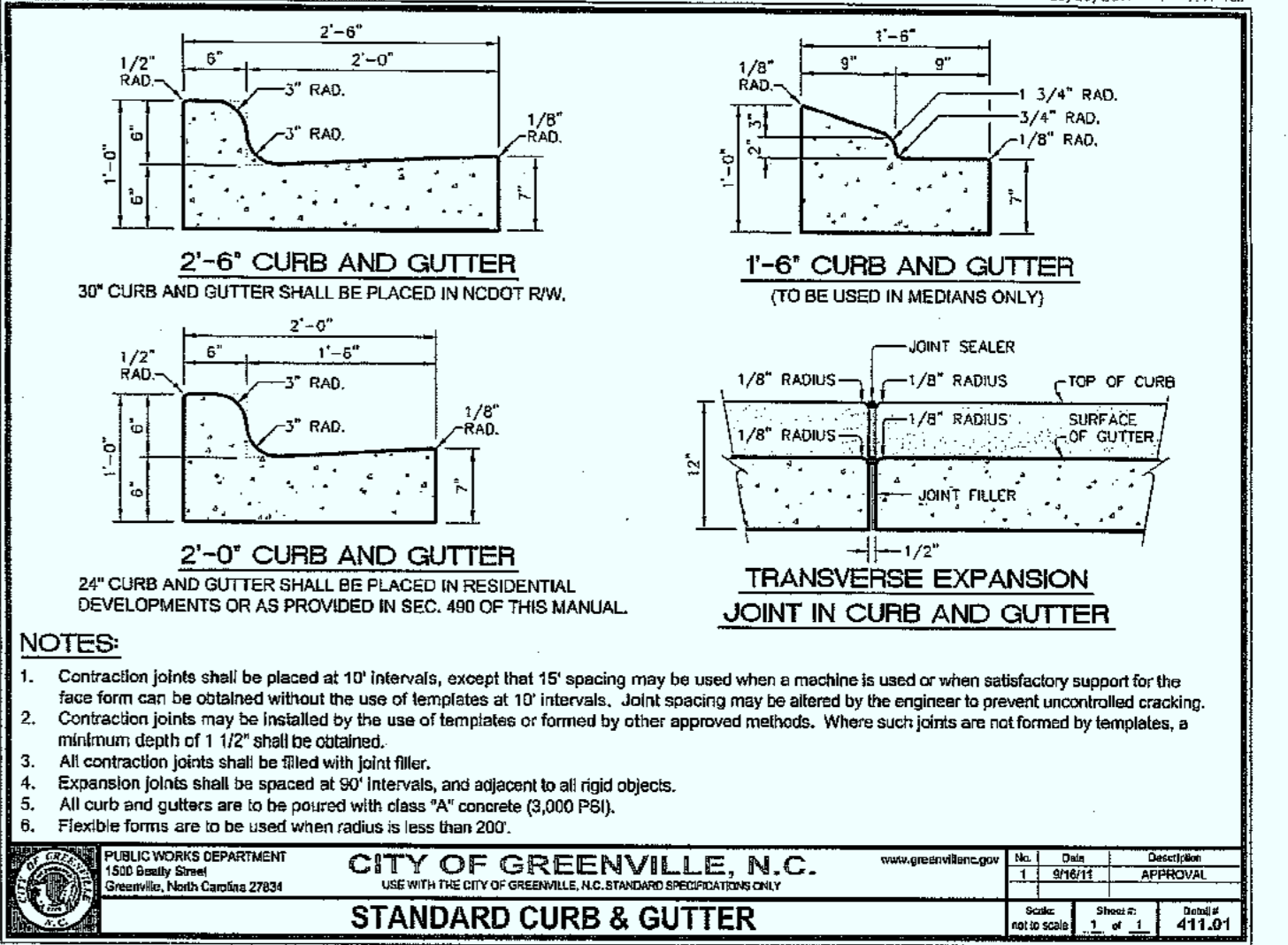
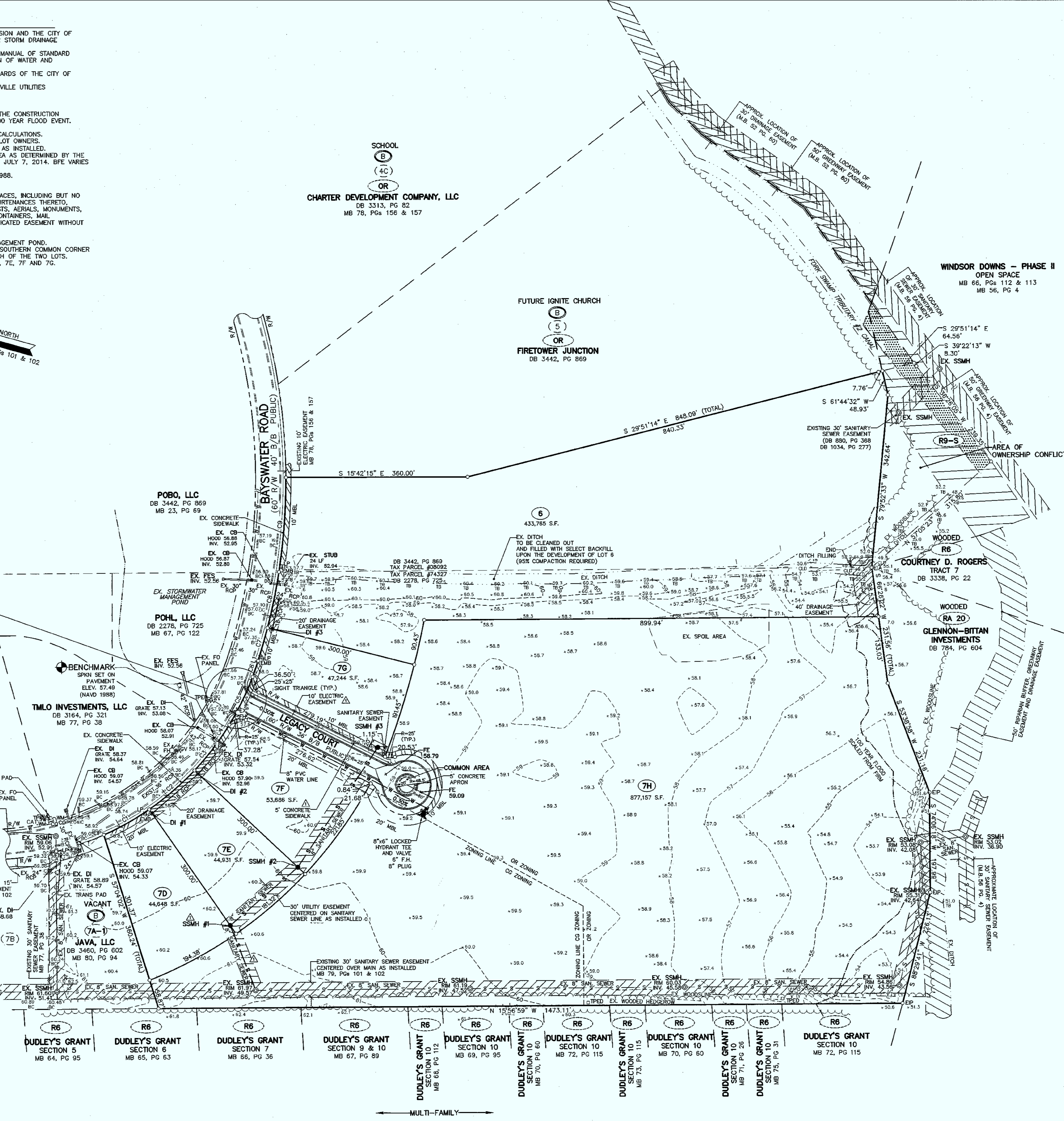
CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S 44°59'22" E	103.11'	559.87'	103.25'
C2	S 56°19'19" E	118.00'	559.87'	118.22'
C3	S 65°58'28" E	70.37'	559.87'	70.42'
C4	S 71°48'57" E	43.33'	553.85'	43.34'
C5	S 79°30'37" E	105.26'	553.85'	105.42'
C6	S 86°36'40" E	31.85'	553.85'	31.86'
C7	S 89°51'48" E	67.78'	1210.48'	67.78'
C8	N 85°51'46" E	112.77'	1210.48'	112.81'
C9	N 78°44'40" E	187.78'	1210.48'	187.97'

LINE TABLE

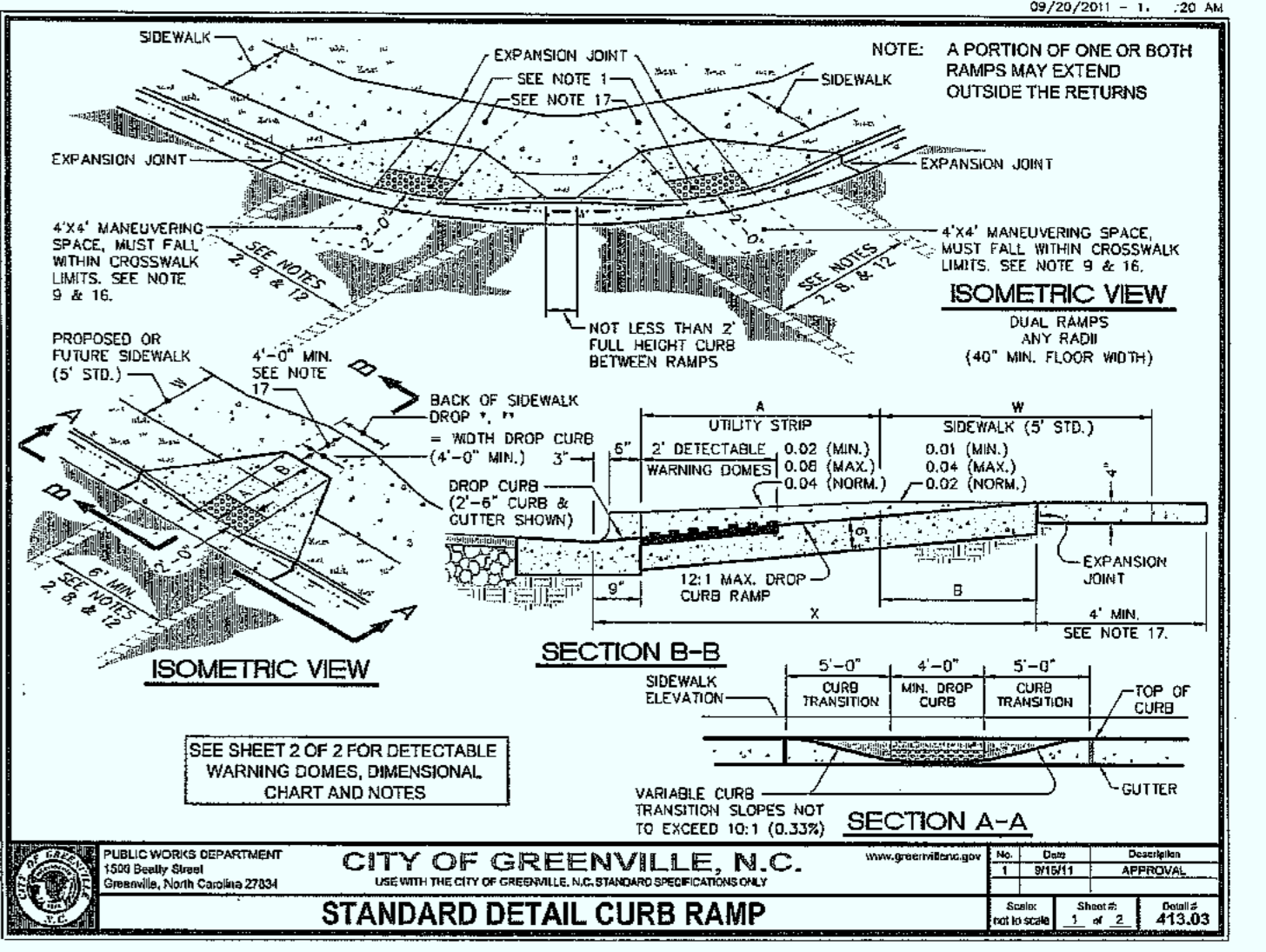
COURSE	BEARING	DISTANCE
L1	S 88°15'29" E	1.89'

SITE DATA

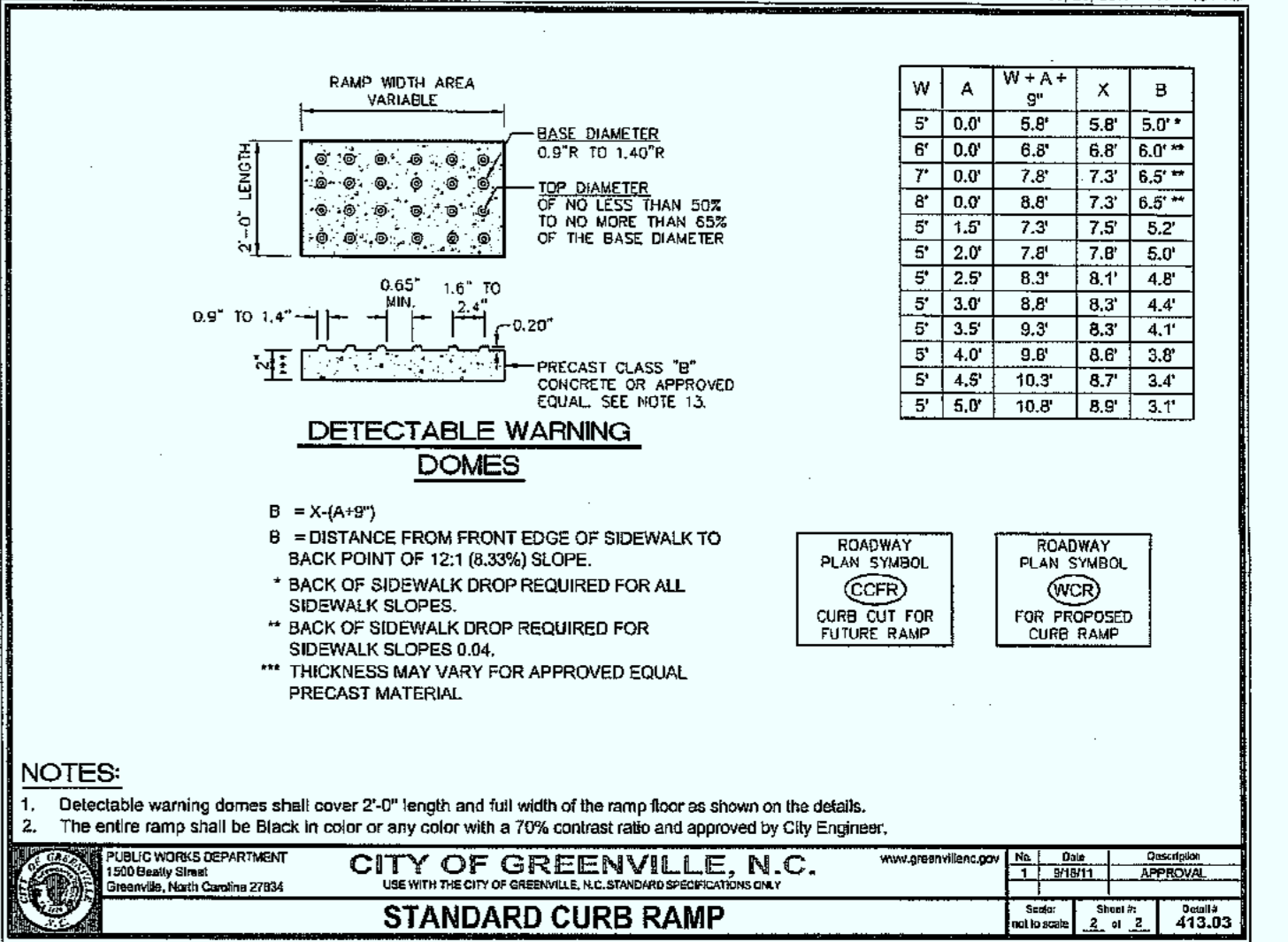
TOTAL AREA IN TRACT	35.158 ACRES
AREA IN COMMON AREA	1,257 S.F.
AREA IN PARKS, RECREATION AREA AND THE LIKE	0
ZONING CLASSIFICATION	CG & D
LINEAR FEET IN PUBLIC STREETS	375 LF



STANDARD CURB & GUTTER



STANDARD DETAIL CURB RAMP



STANDARD CURB RAMP

NOTES

- Detectable warning domes shall cover 2'-0" length and full width of the ramp floor as shown on the details.
- The entire ramp shall be 2'-0" wide and shall be 2'-0" wide at the top and bottom.

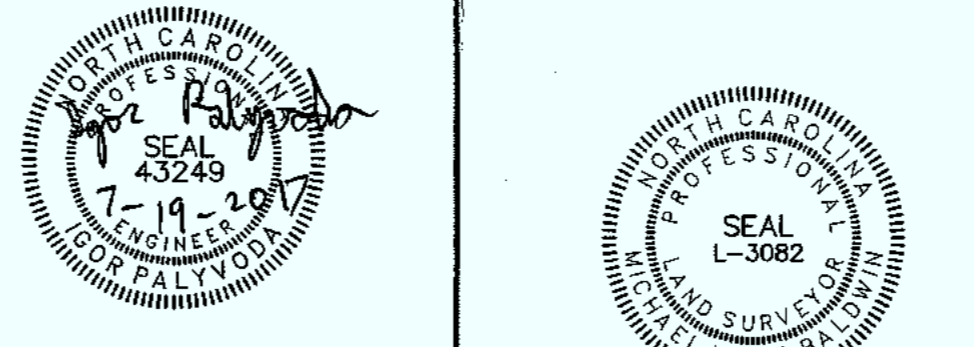
REVISIONS

NO.	DATE	DESCRIPTION
1	07-18-17	(CITY COMMENTS)(MAH) RELOCATED SANITARY SEWER & EASEMENT ADDED ELECTRICAL EASEMENT REVISED CROSS SECTION ADDED SIDEWALK



CLOSURE CHECK BOUNDARY

CHECKED: JGG	DATE: 05/16/2017
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SURVEYOR'S CERTIFICATION

I, MICHAEL WEST BALDWIN, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 2278, PAGE 725, OR FROM BOOKS REFERENCED HEREON); THAT THE BOUNDARIES NOT SURVEYED AND CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 2278, PAGE 725, OR AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS TOPOGRAPHIC SURVEY WAS PERFORMED TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS AS APPLICABLE; THAT THE TOPOGRAPHIC DATA WAS OBTAINED ON 05/25/2017; THAT THE SURVEY WAS COMPLETED ON 05/25/2017; THAT THE CONTOURS SHOWN AS BROKEN LINES MAY NOT MEET THE STATED STANDARD; THAT VERTICAL CONTROL WAS ESTABLISHED AT THE SITE TO THE CLASS "A" STANDARD; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

WITNESS MY HAND AND SEAL THIS 28TH DAY OF JUNE, 2017.

SIGNED: [Signature] PROFESSIONAL LAND SURVEYOR NO. L-3082

APPROVAL

THIS PRELIMINARY PLAT, # _____, AND THE STREET NAME(S) HEREON WERE APPROVED BY THE GREENVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD THE _____ DAY OF _____, 2017.

SIGNED: _____ CHAIRMAN

SIGNED: _____ CITY PLANNER

FIRE TOWER JUNCTION

LOTS 6, 7D, 7E, 7F, 7E, 7G & 7H

REFERENCE: BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 2278, PAGE 725, AND DEED BOOK 3442, PAGE 689 OF THE PITT COUNTY REGISTER OF DEEDS

GREENVILLE, WINTERVILLE TOWNSHIP, PITT COUNTY, NC

OWNERS: POHO, LLC ADDRESS: P.O. BOX 30930 GREENVILLE, NC 27833 PHONE: (252) 717-0663	POBO, LLC 3933 MOBLEY'S BRIDGE ROAD GRIMESLAND, NC 27837 (252) 756-1771
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Baldwin Design Consultants, PA
ENGINEERING - LAND PLANNING - SURVEYING
1700-D EAST BRUNNEN ROAD
GREENVILLE, NC 27608 202-756-1390

DESIGNED: MWB
DRAWN: JGG/MAH
CHECKED: MWB/IP
APPROVED: MWB/IP
DATE: 06/29/2017
SCALE: 1" = 100'



City of Greenville, North Carolina

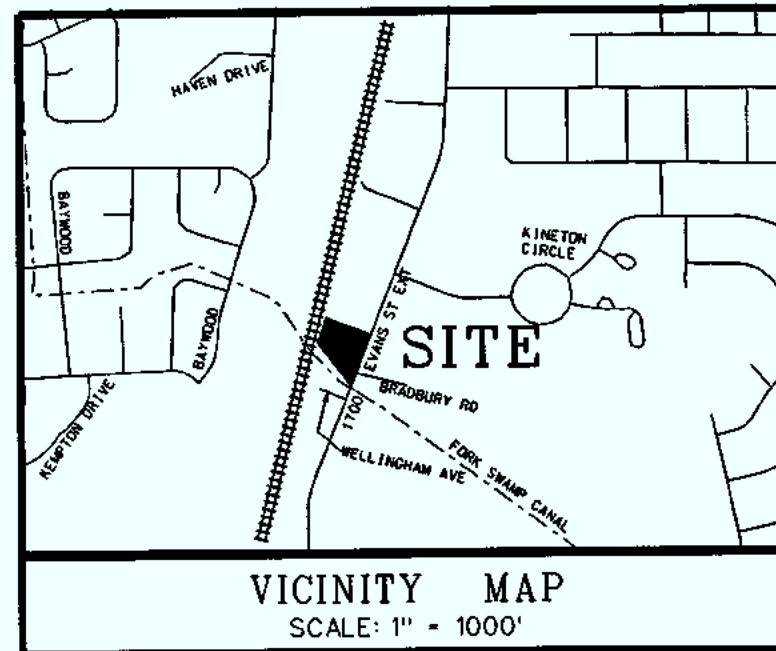
Meeting Date: 8/15/2017
Time: 6:30 PM

-
- Title of Item:** Request by Judson Blount for a preliminary plat entitled, "The Drake", located west of Evans Street and south of Willoughby Park Condominiums. The subject property is further identified as Tax Parcel 01621. The proposed plat consists of 3 lots totaling 12.22 acres.
- Explanation:** The purpose of this preliminary plat is to create 3 lots for future development and to established the street pattern, utilities extensions, drainage and stormwater features that will serve the future development.
- The property is zoned CH (Heavy Commercial) and OR (Office Residential)
- The public hearing for this preliminary plat request was advertised in The Daily Reflector on July 31, 2017 and August 7, 2017.
- Fiscal Note:** There will be no costs to the City of Greenville associated with this subdivision other than routine costs to provide public services.
- Recommendation:** The City's Subdivision Review Committee has reviewed the preliminary plat and has determined that it meets all technical requirements.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Preliminary Plat Map](#)



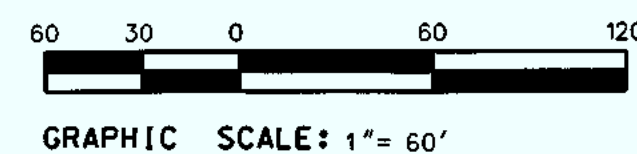
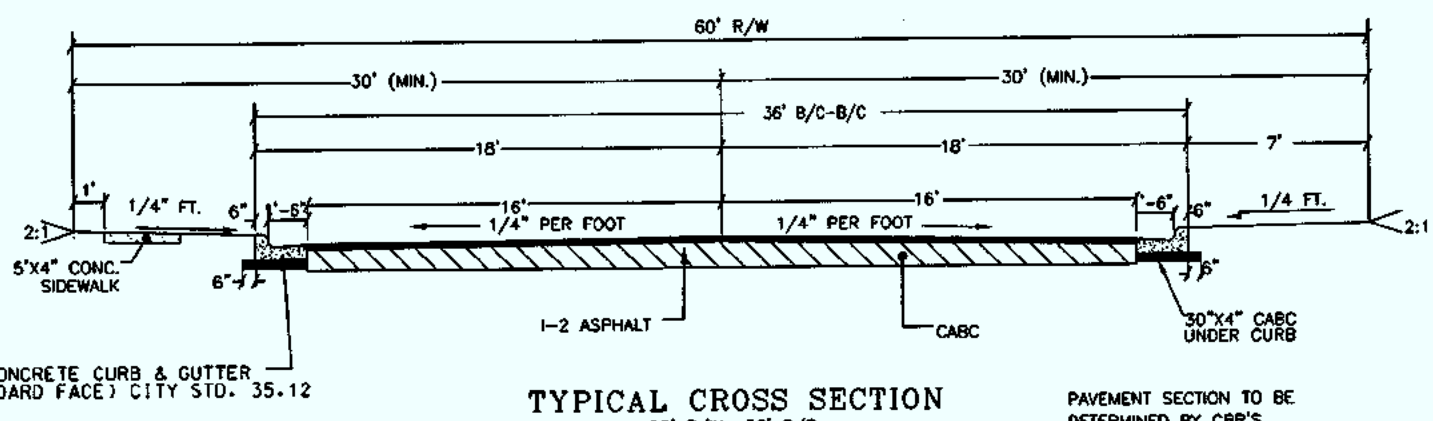
VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES

- CONSTRUCTION PLANS SHALL BE APPROVED BY GREENVILLE UTILITIES COMMISSION (G.U.C.) AND THE CITY OF GREENVILLE PRIOR TO THE CONSTRUCTION OF ANY SEWER OR STORM DRAINAGE.
- ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF GREENVILLE MANUAL OF STANDARD DESIGN AND DETAILS AND THE MANUAL FOR THE DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER SYSTEM EXTENSIONS FOR G.U.C.
- ALL LOTS SHALL EQUAL OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE CITY OF GREENVILLE ZONING ORDINANCE.
- WATER, SEWER AND GAS SERVICE BY G.U.C.
- EROSION CONTROL PLAN APPROVAL REQUIRED PRIOR TO CONSTRUCTION.
- ALL UTILITIES SHALL BE UNDERGROUND.
- STORM DRAIN PIPE SIZES ARE APPROXIMATE. FINAL SIZING, GRADES, ETC. SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
- DITCHES REQUIRING 48" OR LESS PIPE DIA. SHALL BE PIPED EXCEPT FOR DITCHES WHICH HAVE BEEN DETERMINED BY CDE TO BE WETLANDS, WATERS OF THE UNITED STATES.
- NO SEWER SERVICES SHALL BE PROVIDED FOR LOTS WITHIN THIS PROJECT UNTIL ALL OF THE NECESSARY WATER AND SEWER FACILITIES TO SERVE THIS PROPERTY HAVE BEEN INSTALLED AND ACCEPTED FOR MAINTENANCE BY G.U.C.
- NCOT DRIVEWAY PERMIT REQUIRED FOR MAIN ENTRANCE. CITY OF GREENVILLE DRIVEWAY PERMITS REQUIRED FOR INDIVIDUAL LOTS.
- ALL DRIVEWAYS SERVING INDIVIDUAL LOTS WILL BE REQUIRED TO HAVE DRIVEWAYS INSTALLED AS PER THE CITY OF GREENVILLE REGULATIONS. CURB AND GUTTER SECTIONS AT THE DRIVEWAYS MUST BE REMOVED AND POURED BACK AT THE PROPOSED DRIVEWAY. BREAKING THE HEAD OFF OF THE BACK OF CURB WILL NOT BE ACCEPTABLE.
- HYDRAULIC ANALYSIS IS REQUIRED.
- COMMON AREA IS PRIVATE AND WILL BE MAINTAINED BY HOMEOWNERS ASSOCIATION. HOMEOWNERS ASSOCIATION DOCUMENTATION TO BE RECORDED PRIOR TO RECORDEMENT OF ANY FINAL PLATS.
- DRIVEWAY PERMIT TO BE APPROVED BY NCOT PRIOR TO APPROVAL OF CONSTRUCTION PLANS BY THE CITY OF GREENVILLE.
- MAIN AND OUTFALL ACREAGE FEES ARE DUE.
- ELECTRIC SUPPLIED BY GREENVILLE UTILITIES COMMISSION.
- A PORTION OF THE PROPOSED DEVELOPMENT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS INDICATED BY FRIS ON PANEL NUMBER 4686 DATED 7/7/2014 OF THE FEMA FLOOD MAP. BASE FLOOD ELEVATION CONTOURS SHOWN ARE NGVD 29. USE FLOOD LINES FOR FLOOD HAZARD CONSIDERATION.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. NO SCALE FACTORS HAVE BEEN APPLIED.
- WOODSLINES TAKEN FROM A DIGITAL AERIAL PHOTOGRAPH AND ARE APPROXIMATE.
- NO IRONS SET IN DITCHES, CANALS OR ALONG THE RIGHT-OF-WAY OF ORLANDO CIRCLE UNLESS OTHERWISE NOTED.
- PROPERTY SUBJECT TO CITY OF GREENVILLE STORMWATER RULES.
- THE DEVELOPER/APPLICANT WILL BE RESPONSIBLE FOR INSTALLING NO PARKING SIGNS ON EACH SIDE OF THE STREETS AT SPACING TO BE DETERMINED BY THE CITY'S TRAFFIC DIVISION.
- SIDEWALKS WILL BE REQUIRED ALONG EVANS STREET AND SHALL BE INSTALLED WITH FUTURE SITE DEVELOPMENT OF LOT 1 AND LOT 2.

- LEGEND
- NPF = NO POINT FOUND
 - NPS = NO POINT SET
 - EIP = EXISTING IRON PIPE
 - EIS = EXISTING IRON STAKE
 - ECM = EXISTING CONCRETE MONUMENT
 - PP = POWER POLE
 - OHE = OVERHEAD ELECTRIC
 - MH = MANHOLE
 - RCP = REINFORCED CONCRETE PIPE
 - DIP = DUCTILE IRON PIPE
 - SS = SANITARY SEWER
 - R/W = RIGHT OF WAY
 - FH = FIRE HYDRANT
 - WV = WATER VALVE

CBU NOTE:
FINAL CBU LOCATION WILL BE PROVIDED ON CONSTRUCTION PLANS.

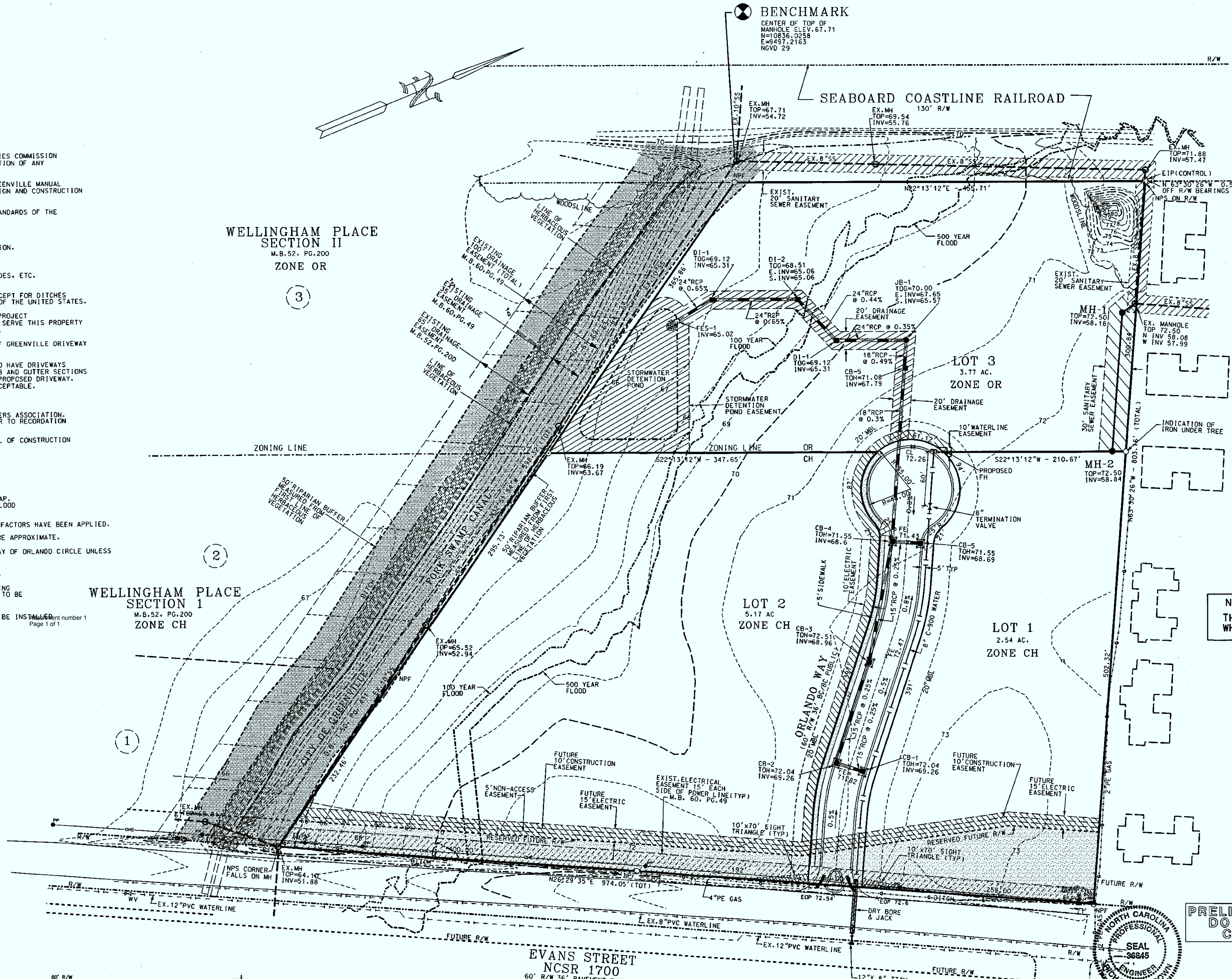


PROJECT NO.: PB79-003
DRAWING NO.: 001

Item # 5

WELLSBORO PLACE SECTION II
M.B. 52, PG. 200
ZONE OR

WELLSBORO PLACE SECTION I
M.B. 52, PG. 200
ZONE CH

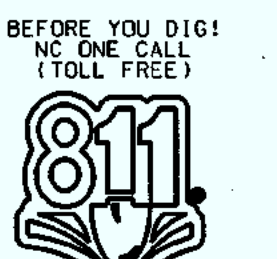


SITE DATA

TOTAL AREA.....12.2281 AC
NO. OF LOTS.....3
LINEAL FEET IN STREET.....454 LF
ZONING..... CH and OR
SMALLEST LOT SIZE2.30 AC
ACRES IN PARKS, RECREATION.....0
PARCEL NUMBER.....01621

WILLOUGHBY PARK CONDOMINIUMS
ZONE R6

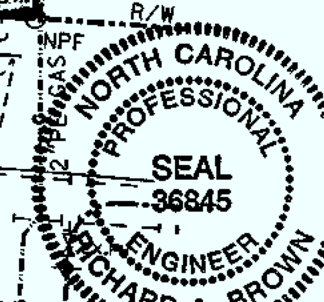
NOTE:
THE NEED FOR A RIGHT TURN LANE WILL BE EVALUATED WHEN DEVELOPMENT SITE PLAN(S) ARE SUBMITTED.



(OR 1-800-632-4949)
IT'S THE LAW!

REVISIONS		
BY	NO.	DATE / DESCRIPTION
DM	1	6/20/17 CITY COMMENTS
DM	2	6/29/17 DOT COMMENTS
DM	3	7/17/17 CITY COMMENTS

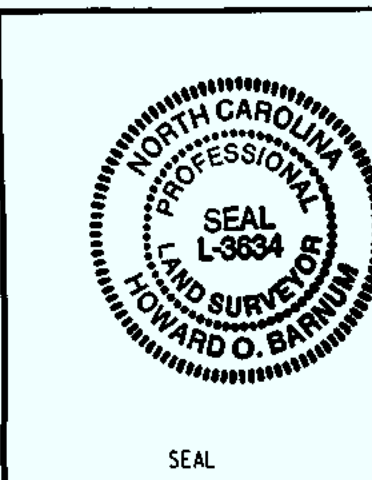
PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION



APPROVAL
SIGNED: CHAIRMAN
SIGNED: CITY PLANNER

SURVEYOR'S CERTIFICATE
I, HOWARD O. BARNUM, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 88 1510, PAGE 894, OR FROM BOOKS REFERENCED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 60, PAGE 39, 1 OR AS REFERENCED HEREON; THAT THE RATIO OF PRECISION A CALCULATED IS 1:10,000; THAT THIS TOPOGRAPHIC SURVEY WAS PERFORMED TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS AS APPLICABLE; THAT THE TOPOGRAPHIC DATA WAS OBTAINED ON 11/17/17; THAT THE SURVEY WAS COMPLETED ON 5/28/17; THAT THE CONTOURS SHOWN AS BROWN LINES MAY NOT MEET THE STATED STANDARD; THAT VERTICAL CONTROL WAS ESTABLISHED AT THE SITE TO THE CLASS "A" STANDARD; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR AND SURVEYING IN NORTH CAROLINA (21 NCAC 56-16000).

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 17th DAY OF JULY, 2017.
SIGNED: *Howard O. Barnum* L-3634
PROFESSIONAL LAND SURVEYOR PLS



PRELIMINARY PLAT
THE DRAKE
GREENVILLE WINTERVILLE TOWNSHIP PITT COUNTY NC
OWNER: JUDSON H. BLOUNT, III
ADDRESS: P.O. BOX 855
GREENVILLE, NC 27835
PHONE: 252-531-2282
DESIGNED: RAB
DRAWN: M
APPROVED: RAB
DATE: 6/5/2017
SCALE: 1" = 60'
SHEET 1 OF 1